

**Fall 2000**

**Alaska Housing Market Indicators**

**Produced for**



**Alaska Housing Finance Corporation**

**By The  
State of Alaska Department of Labor, R & A Section**

## AHFC Loan Activity

## Income Summary

### AHFC Condominium and Single-Family Loans 2000

## Alaska Housing Market Indicators 2000

Produced for Alaska Housing Finance Corporation By The  
State of Alaska Department of Labor, R & A Section

Monthly Income	Median Family Income Level	Number of Loans	Median Purchase Price (\$)	Average Loan-to-Val Ratio	Number of First-Time Homebuyers	Total Loan Volume (\$)
Less than \$899	Less than 20%	1	\$54,000	50.0	1	\$27,000
\$899 - 1,795	20 - 39%	47	\$77,850	84.0	41	\$3,108,175
\$1,796 - 2,694	40 - 59%	339	\$95,500	91.4	294	\$30,051,223
\$2,695 - 3,592	60 - 79%	766	\$120,000	94.0	683	\$84,155,742
\$3,593 - 4,490	80 - 99%	853	\$134,900	94.7	718	\$110,623,046
\$4,491 - 5,389	100 - 119%	618	\$150,500	93.6	454	\$88,724,959
\$5,390 - 6,287	120 - 139%	421	\$163,000	93.2	265	\$64,734,262
\$6,288 - 7,184	140 - 159%	309	\$178,919	92.1	170	\$51,411,676
\$7,185 and Up	160% and Up	602	\$203,000	88.3	243	\$116,026,675
Total		3,956	\$143,099	92.7	2,869	\$548,862,758

**Income Summary**  
**AHFC Condominium and Single-Family Loans**  
**2000**

**Alaska Housing Market Indicators 2000**

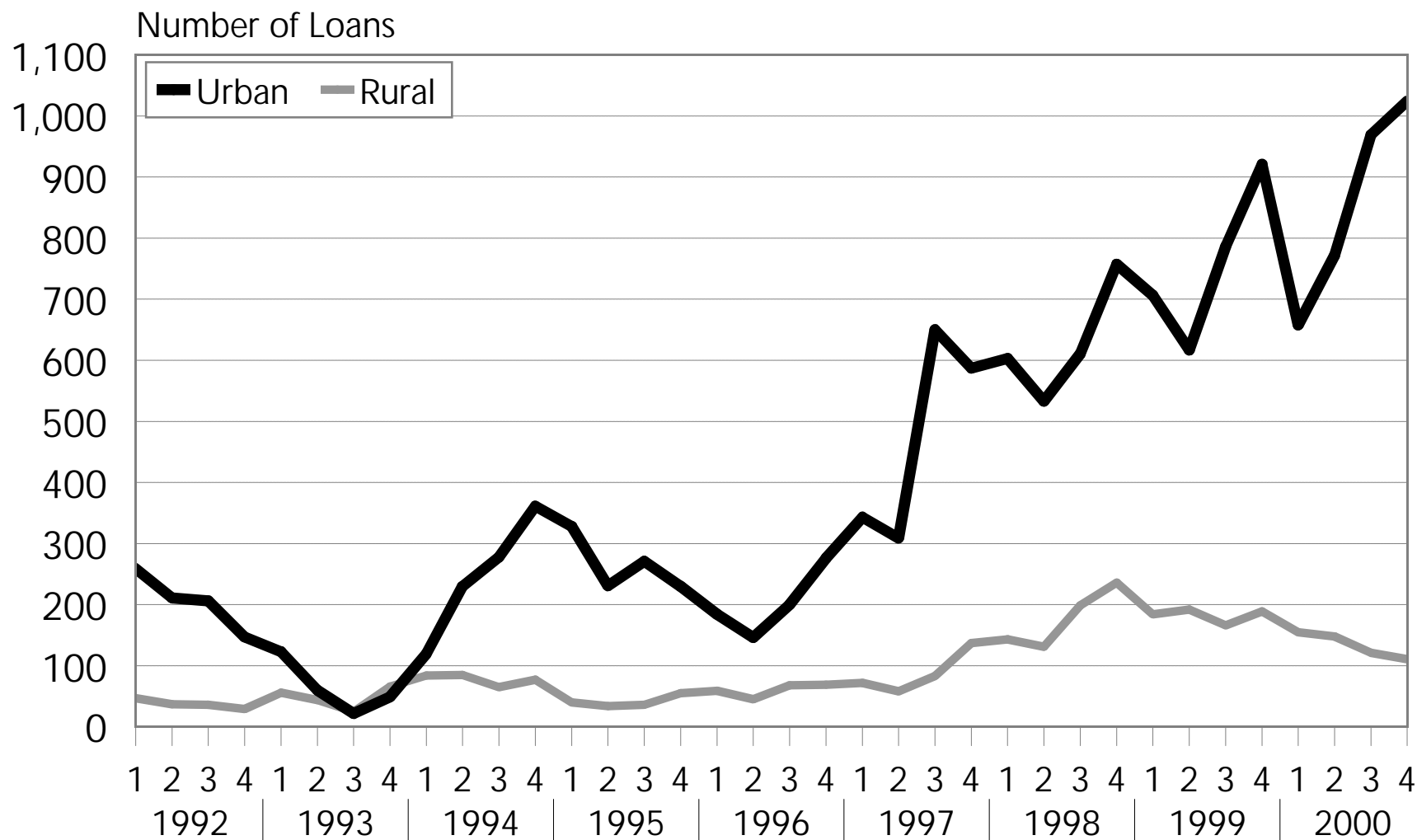
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House Purchase Price Range	Number of Loans	Avg Monthly Income of Buyer (\$)	Median Total Purchase Price (\$)	Average Loan-to-Value Ratio	Number of First-Time Homebuyers	Total Loan Volume (\$)
Less than \$80,001	317	3,151	\$70,000	95.4	270	\$19,837,763
\$80,001 - 120,000	834	3,618	\$104,900	96.3	730	\$82,860,946
\$120,001 - 140,000	755	4,336	\$129,597	95.6	636	\$94,056,609
\$140,001 - 160,000	606	5,103	\$150,000	94.9	484	\$86,836,103
\$160,001 - 180,000	536	5,464	\$170,000	93.8	384	\$86,288,604
\$180,001 - 200,000	312	6,316	\$190,000	91.6	173	\$54,377,232
\$200,001 - 220,000	174	6,897	\$209,590	85.4	78	\$31,125,591
Greater than \$220,000	424	8,421	\$268,283	77.2	114	\$93,617,060
<b>Total</b>	<b>3,958</b>	<b>5,067</b>	<b>143,099</b>	<b>92.6</b>	<b>2,869</b>	<b>548,999,908</b>

# AHFC Loans Purchased

Urban vs. Rural

1st Qtr 1992 - 4th Qtr 2000



Includes loans for purchase of a single-family home or condominium.

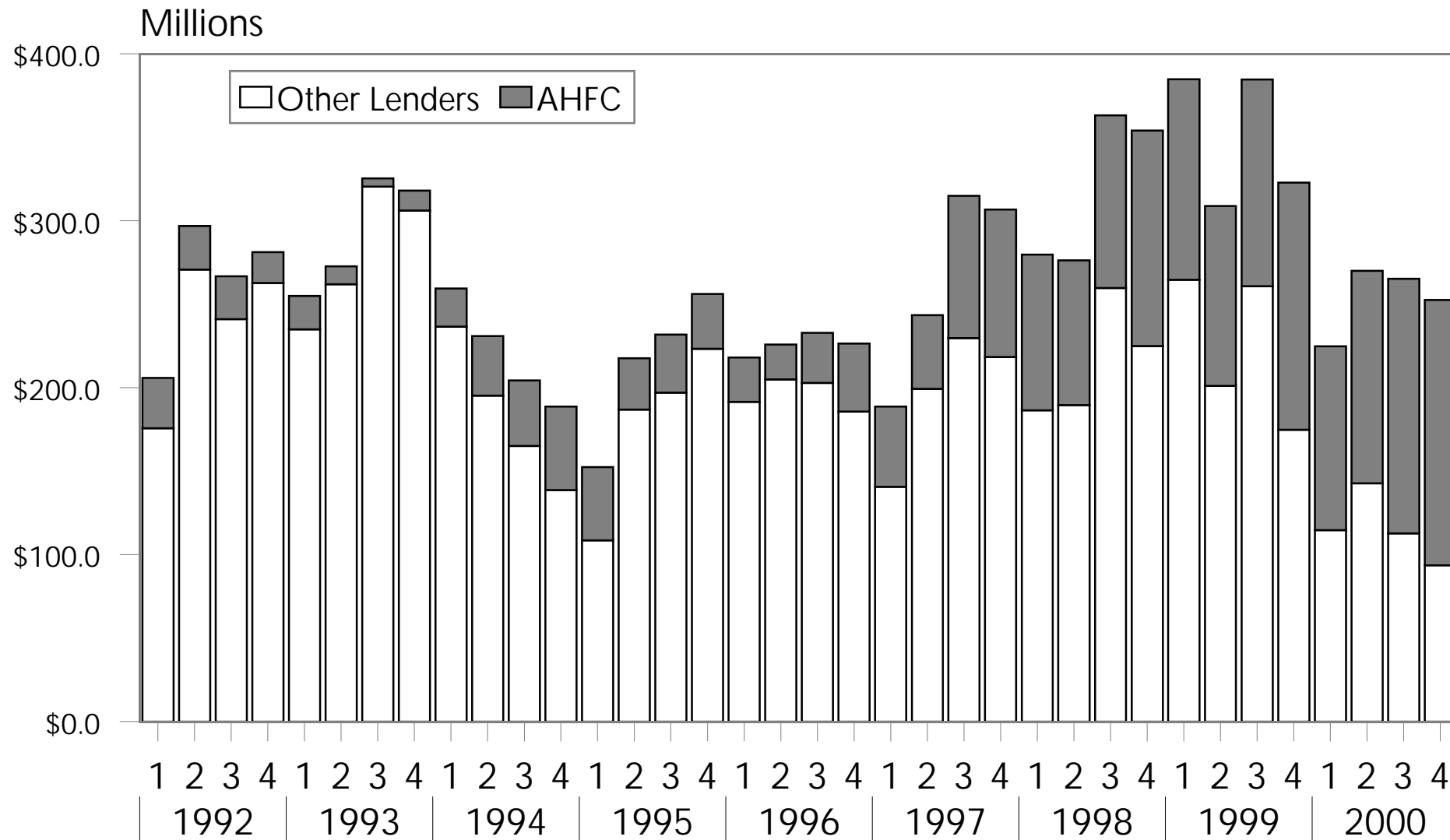
Excludes refinanced loans.

Source: Alaska Housing Finance Corp.

# Dollar Volume of Loans for Purchase

Single-Family Homes and Condominiums

1st Qtr 1992 - 4th Qtr 2000



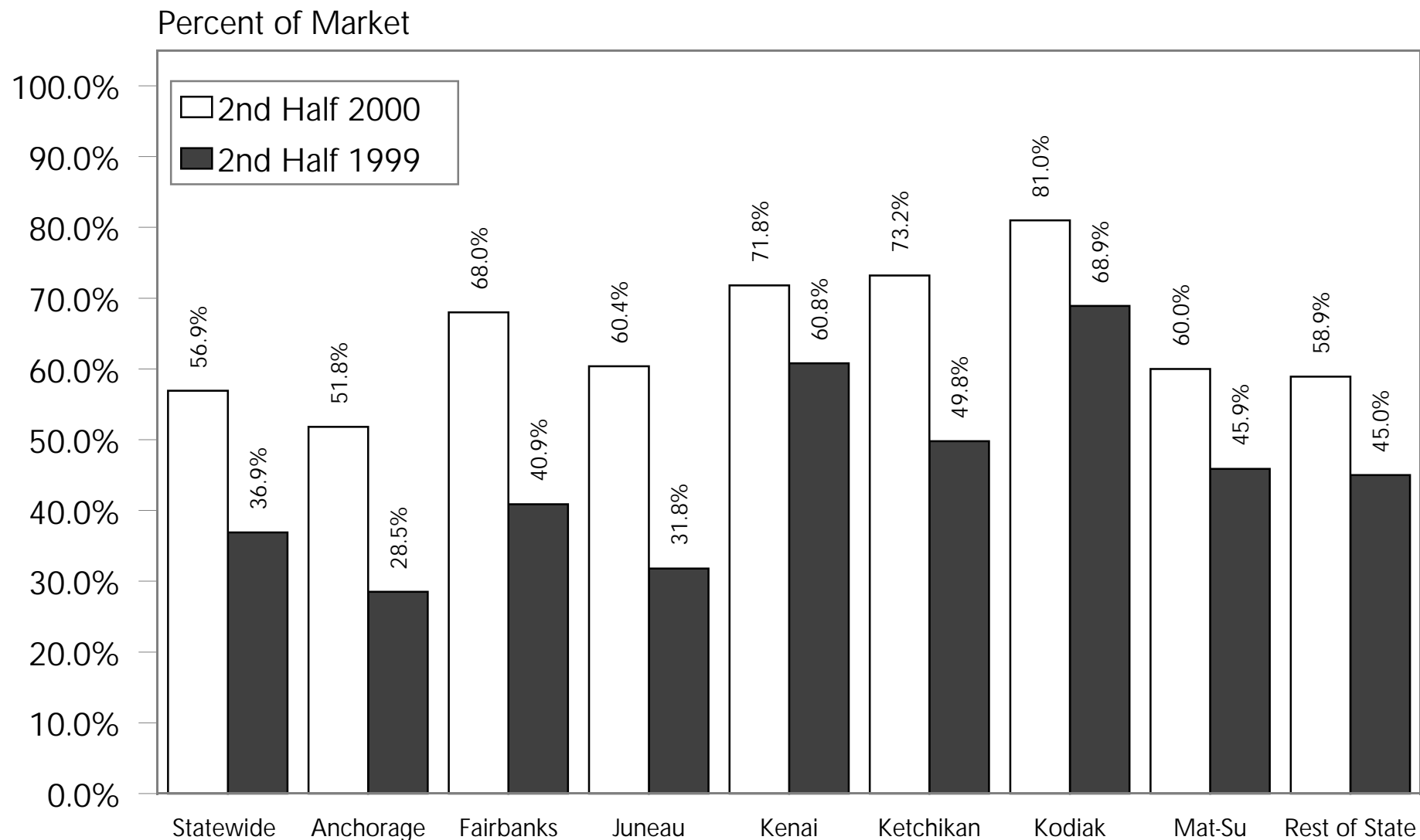
Excludes refinanced loans.

Source: Alaska Housing Finance Corp.; Alaska Department of Labor and Workforce Development, Research and Analysis Section.

# AHFC Market Share of Single-Family Homes

Based on Dollar Volume of Loans for Purchase

2nd Half 2000 vs. 2nd Half 1999

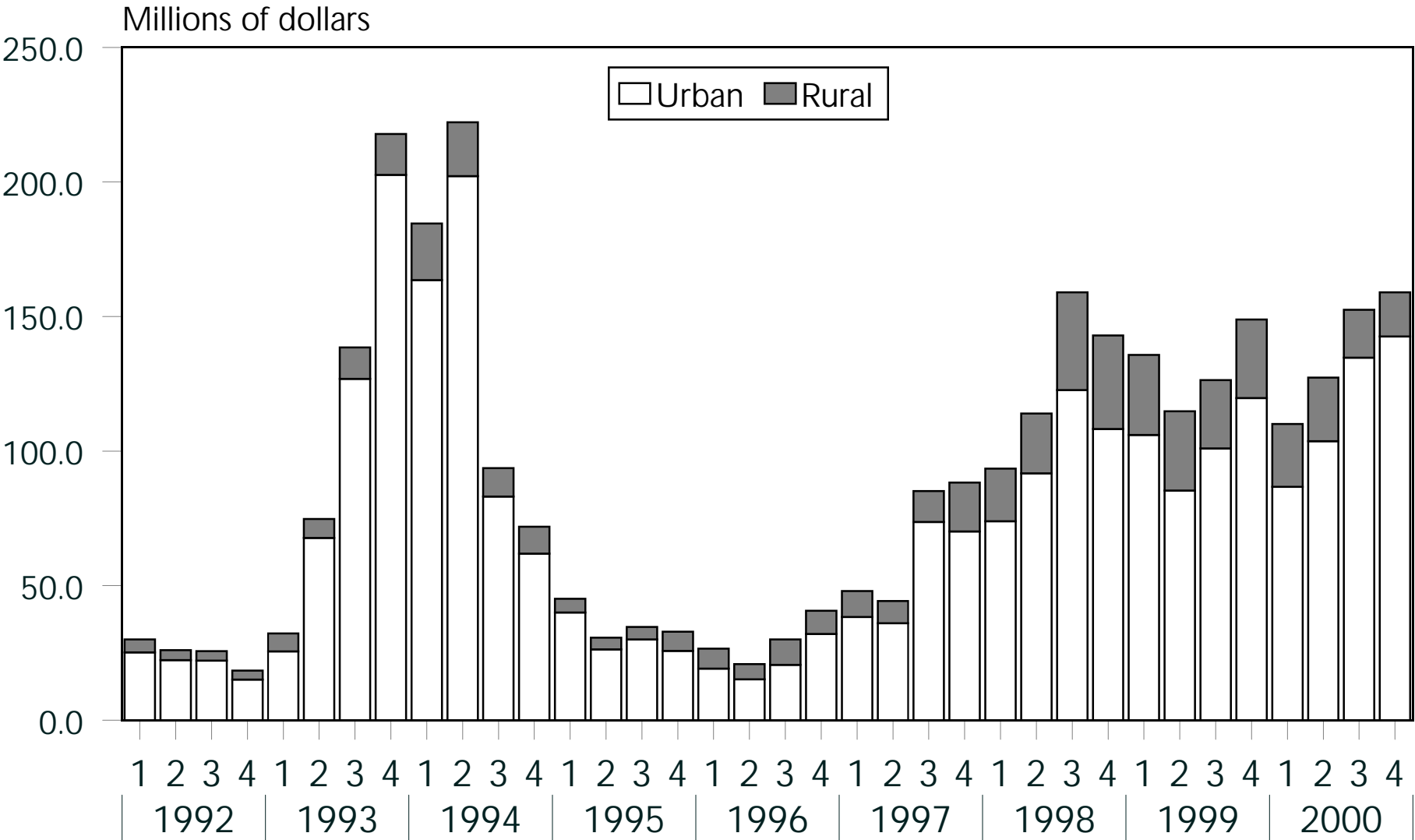


Source: Alaska Housing Finance Corp.; Alaska Department of Labor and Workforce Development, Research and Analysis Section.

# AHFC Dollar Volume of Urban and Rural Loans

Statewide

1st Qtr 1992 - 4th Qtr 2000



Includes loans for purchase of a single-family home or condominium.

Includes refinanced loans.

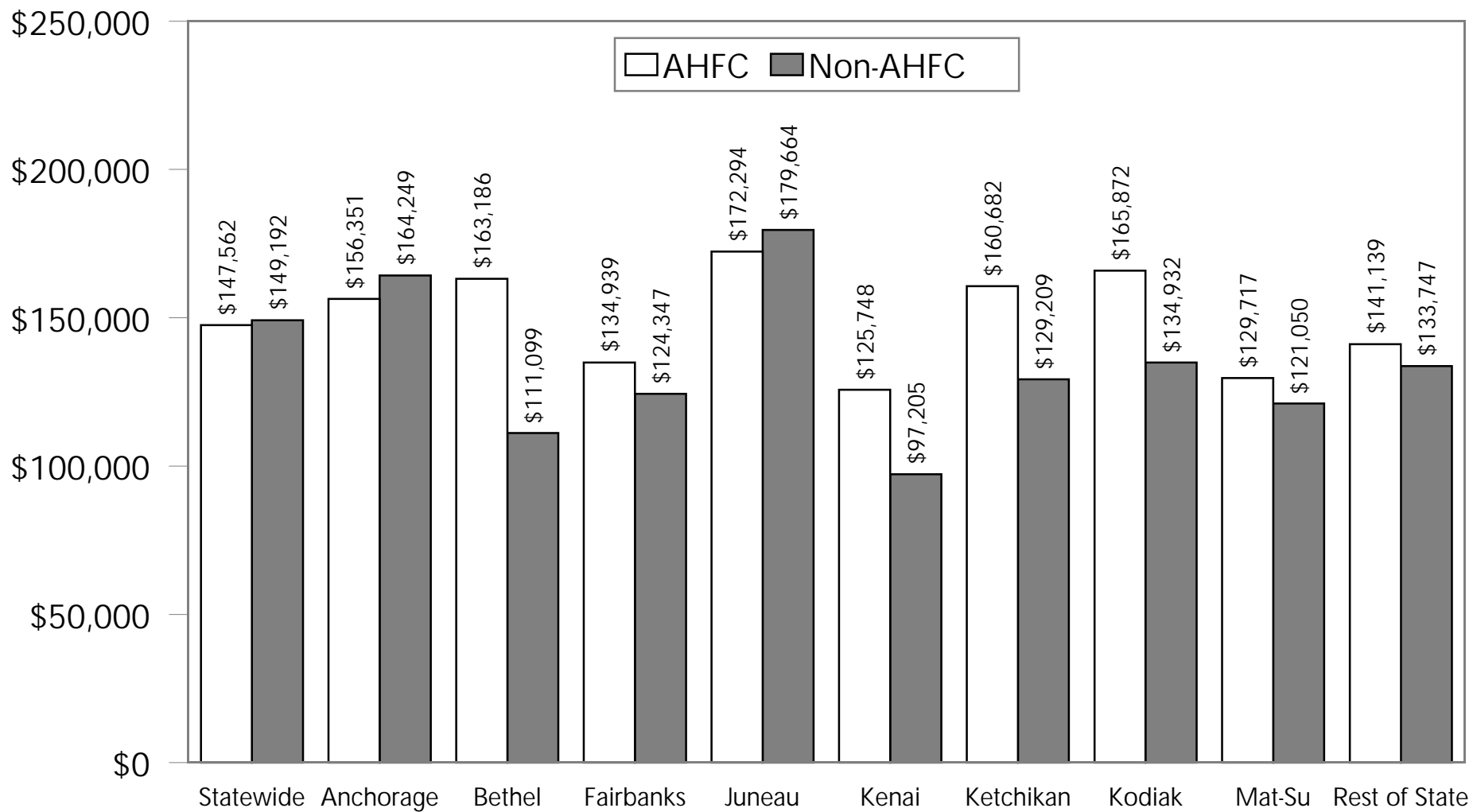
Source: Alaska Housing Finance Corp.; Alaska Department of Labor and Workforce Development, Research and Analysis Section.



# AHFC and Non-AHFC Average Amounts of Loans for Purchase

Single-Family Homes

2nd Half 2000

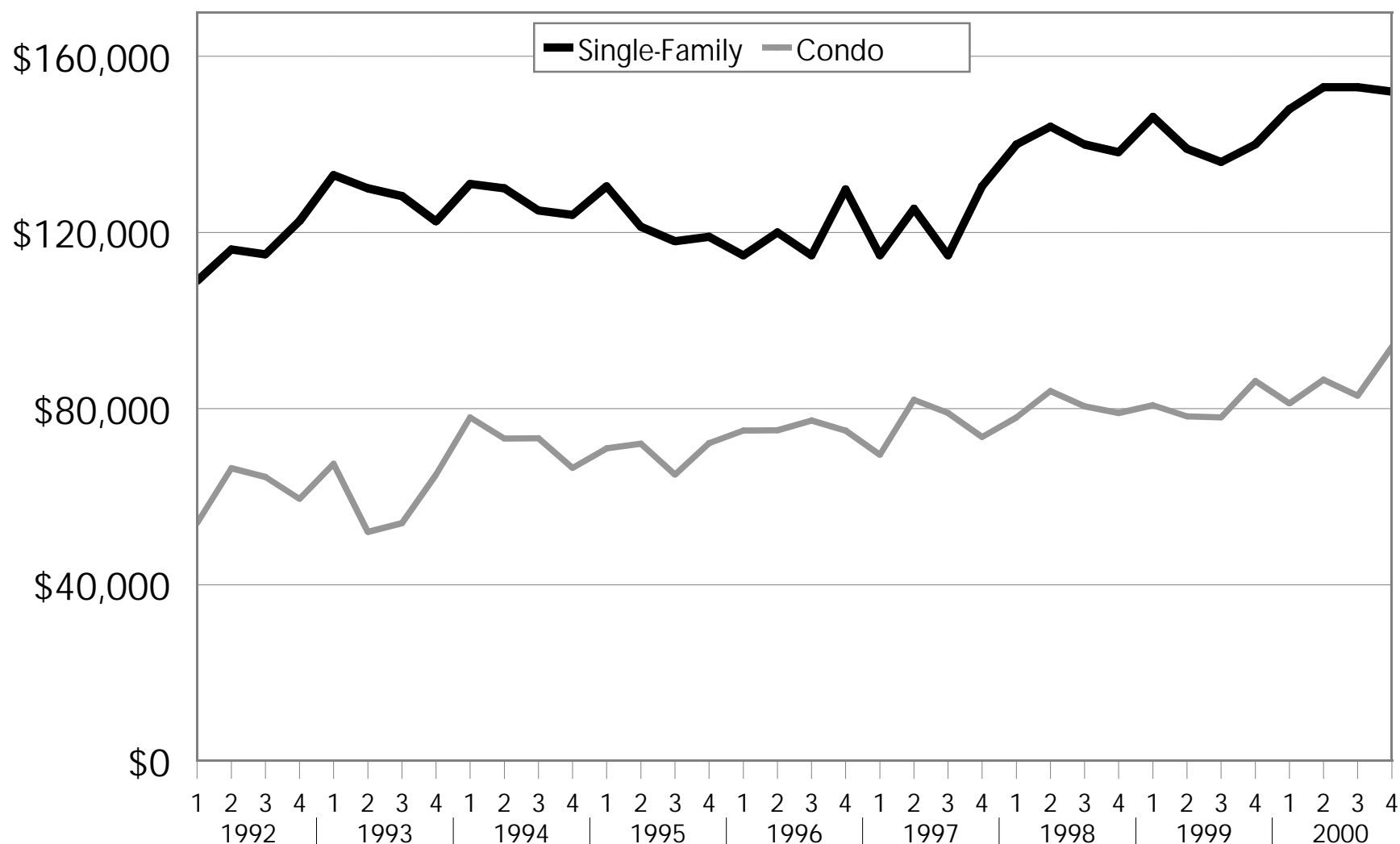


Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

# Median Purchase Price of Homes and Condominiums

AHFC Single-Family Homes and Condominiums

1st Qtr 1992 - 4th Qtr 2000



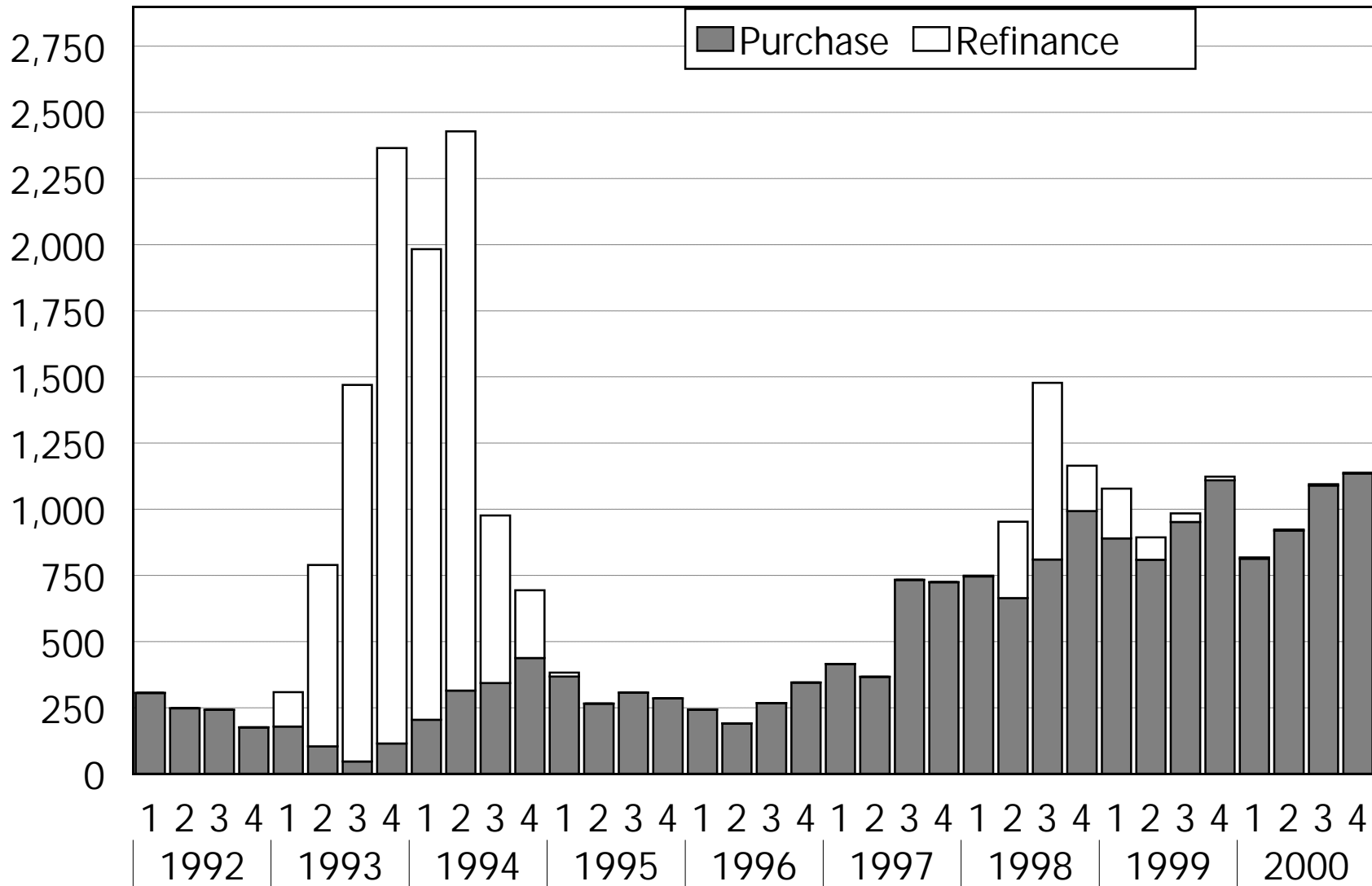
Excludes refinanced loans.

Source: Alaska Housing Finance Corporation; Alaska Department of Labor and Workforce Development, Research & Analysis Section.

# AHFC Loans for Purchase and Refinance

Statewide

1st Qtr 1992 - 4th Qtr 2000



Includes loans for single-family home or condominium.

Source: Alaska Housing Finance Corp.

# **2001 Annual Construction Cost Survey**

**Alaska Housing Market Indicators**

**Produced for**



**Alaska Housing Finance Corporation**

**By The  
State of Alaska Department of Labor, R & A Section**

## Introduction

In January of 2001, the ninth annual AHFC “market basket” construction-cost survey was sent to Alaskan and Washington building-material, redi-mix concrete, and carrier companies. This survey simulates contractor pricing for a single home package by tracking a basket of items representing approximately 30% of the total home’s cost. The total costs reported by building supply companies in both Alaska and Seattle dropped considerably (-18% and -34%, respectively), mostly due to changes in the market basket. When comparing only common elements in the building-material survey, prices declined by 5% for Alaska and 22% for Seattle. Consistent with prior years’ findings, urban and rural Alaska continue to show a wide pricing spread in the basket items.

## Construction Cost Survey Methodology

Building-material suppliers from the urban survey areas responded for Anchorage, Fairbanks, Juneau, Kenai, Ketchikan, Kodiak, Sitka, and Wasilla. The three rural cities of Barrow, Bethel, and Nome were also represented. In keeping with last year’s methodology, the largest Seattle area suppliers were also surveyed. Shipping costs were added to Washington values. This represents what local contractors would pay if they bought directly from the Pacific Northwest and then had the items transported to Alaska.

There were significant changes in the market basket mix of items. Cedar bevel siding (3,548 linear feet) and plywood underlay (74 pieces of 4’x8’ ½” CDX) were replaced by T1-11 siding (60 panels of 4’X10’ 5/8”). This reflects a common building practice in the rural arctic of substituting cedar siding with T1-11 panels. Consequently, the overall weight of the package (without doors and windows) went down from 57,025 pounds to 48,697, reducing the shipping costs. Because of these changes, multi-year comparisons using the total market basket should be avoided.

Of the 58 suppliers contacted, 34 local building-material suppliers in Alaska and 10 in Washington responded to the survey, a 76% response rate. This represents a 17% increase over last year’s 29 Alaska respondents. The 34 Alaskan respondents represent 21 unique firms since some companies have multiple stores. The responding firms represent over 97% of the total employment in retail lumber and other building-material and hardware stores in the surveyed areas of Alaska. Only one local vendor represents five surveyed areas (Barrow, Bethel, Nome, Ketchikan, and Kodiak). Sitka reported two sources instead of only one in last year’s survey. Nome dropped down to one since a respondent from last year no longer offered the surveyed building materials. Several other local Alaskan businesses in our survey closed operations, partly due to decreased housing activity or were bought out by the state’s largest building material supplier.

All companies were given an itemized list of building materials with specific quantities and sizes to price. The complete list of materials in the market basket and the quantities used to calculate cost are shown in Table 6-1. The market basket includes selected construction material, comprising approximately 30 percent of the cost of the model single-family residence. Figure 6-1 shows the floor plan of the model house used in this survey. Costs for the three rural arctic areas exclude rebar and concrete, since pilings are used to support the house above the permafrost instead of the usual slab foundation. Since construction techniques, building requirements, and styles vary greatly from region to region, this survey may not reflect the price for a home typical to a specific area.

In order to reflect the participants' retail level pricing, the size of the firm's payroll is used as proxy to represent market share. It is expected that larger businesses get volume discounts, which are passed on to the consumer. Survey respondents are matched to their reported wages from the Alaska Department of Labor and Workforce Development's employment security tax wage database for the second quarter of 2000. Respondents' prices are then weighted by the amount of their payrolls. Companies with higher total wages are weighted more heavily than those with smaller payrolls. Changes to the list of respondents from year to year result in variation in the weights applied.

To compare costs in Anchorage to the other Alaskan communities two comparison indices are used-- one for the building materials basket and the other for the transportation costs. Communities can thus be gauged in relation to Anchorage for a particular year. Both indices are produced by dividing the average of a survey area into the Anchorage value. This produces an Anchorage benchmark of 100, reflecting the largest market in Alaska.

## **Major Findings**

In the winter of 2001, the Construction Cost Survey found that:

- The market basket for Anchorage was \$15,783 while Fairbanks was \$18,971 (without concrete and rebar).
- In Anchorage, most market basket items cost less in 2001 than in 2000. Concrete, R-21x15 insulation, 5/8" Sheetrock, and 2'x6' studs all increased in cost over the prior year. The price of trusses dropped 21% to \$1,773, the most of any market basket item for Anchorage.
- Fairbanks reported lower prices for all market basket items except shingles (up one percent) and concrete (up 27%).

- The northernmost city in our survey, Barrow, saw increases in nearly all market basket items. Only four items decreased in price from 2000: 4'x8' underlay, 2'x4' studs, ½" Sheetrock, and 15-amp breakers.
- Concrete prices rose in 2001 over 2000 levels in all surveyed areas, except for Sitka, which saw a decline.
- Building materials cost more in rural than urban areas and more in northern Alaska than in Southeast. The main reason for the increased costs in rural areas is the added cost of transportation- the further a community is from Seattle, the more expensive the price of building materials.
- The weighted average cost of the market basket (excluding concrete and rebar) averaged from a low of \$14,219 in Sitka to a high of \$36,719 in Barrow.
- This year, all of the rural suppliers quoted higher rates than landed Seattle pricing. Only the urban areas of Anchorage, Wasilla, Kenai, and Sitka reported lower prices for their building materials than Washington's basket values.
- Transportation costs increased for all areas surveyed. Increases ranged from \$0.01 per pound for the three largest cities, to \$0.07 for Barrow.

## **Alaska Suppliers**

This year's market basket includes 60 panels of 4'X10' 5/8" T1-11 siding in lieu of both the cedar bevel siding and 74 panels of 4'X8' CDX. While a shift in the makeup of the market basket means that year-to-year comparisons of the total cannot be made, fluctuations in cost can be examined in terms of the change each area experiences in relation to another. Each community's market basket was compared against Anchorage where Anchorage was given an index value of 100.

Only two areas showed prices significantly less than that for Anchorage in both 2000 and 2001: Ketchikan edged up from 90 to 94 in 2001, while Sitka moved down from 93 to 90. Sitka's improvement in construction costs was due to the change in the market basket. Two areas that were lower than Anchorage last year (Juneau and Wasilla) both moved up to 102. While all other locations raised their comparative values, only Sitka (-3 points) and Kenai (-15 points) reported decreases. Fairbanks and Kodiak are this year's highest urban areas (120 and 125, respectively) with both gaining eleven points from last year. The rural areas

of Barrow, Bethel, and Nome all showed increases in the index over last year, with Barrow at 233, followed by Nome (170) and Bethel (163).

### **Cost of Doors and Windows from Alaska Suppliers**

The most expensive areas for doors and windows were again found in the rural arctic regions of the state, paralleling the overall market basket. Nome (\$4,916), like in 2000, reported the highest rates, followed next by Barrow (\$4,610). Anchorage went from being the least expensive last year (\$3,153) to third-least this year (\$3,068), having been displaced by both Kenai (\$2,995) and Wasilla (\$2,772).

### **Transportation Costs**

The cost of transporting the materials from Washington to the survey building sites directly related to the distance from Seattle. Being the northernmost area, Barrow reported \$15,706. This equated to nearly a six-fold increase over the lowest value found in Ketchikan (\$2,268).

Using the transportation index, with Anchorage as the baseline of 100, most communities this year experienced an increase over last year. The exceptions were Juneau, Fairbanks, Kenai, and Nome, all of which declined in relation to Anchorage. Of the urban areas, Kodiak maintained the highest value. It increased its lead from last year's 134 to 141 this year. Ketchikan, still the lowest at 52, increased by 24%, while the northernmost city of Alaska, Barrow, increased 12% to reach 363.

### **Comparing Alaska with Seattle Area Suppliers**

Even with transportation costs added in, Seattle-area suppliers offer competitive or lower prices than many local Alaskan suppliers. Anchorage, Kenai, Wasilla, and Sitka were the only areas this year where local pricing was lower than if the materials had been acquired from Washington. Barrow had the greatest differential of \$9,289. Of the urban areas, the largest difference occurred in Kodiak (\$1,845). The smallest differential between Alaska and Washington occurred in the three closely related areas of Anchorage (-\$270), Wasilla (-\$281), and Kenai (-\$764).



Charts and Narrative  
Construction Cost Survey 2001

## Average Price for Construction Materials

Alaska Suppliers  
2001

Table 6-1

Market Basket Items	Quantity	Units	Size	Length	Urban								Rural*		
					Anchorage	Fairbanks	Juneau	Kenai	Ketchikan	Kodiak	Sitka	Wasilla	Barrow	Bethel	Nome
BCI 60 Series	768	ft	14"		\$1,773	\$2,045	\$1,781	\$2,006	\$1,763	\$2,396	\$2,130	\$2,006	\$3,832	\$1,610	\$3,283
2-4-1 T&G FF Underlay 4X8	62	pcs	1 1/8"		2,289	2,771	2,335	2,182	1,823	2,510	2,184	2,182	4,029	2,896	3,414
T-111 8" Center Groove 4'X10' Siding	60	pcs	5/8"		1,991	2,672	1,727	2,408	2,139	2,499	204	2,408	3,599	2,871	3,061
CDX 4X8 53#	106	pcs	5/8"		1,812	2,084	1,782	1,816	1,480	2,118	1,766	1,816	3,539	2,478	2,747
Studs #2 & btr Kiln-dried	164	pcs	2X4"	92 5/8"	408	524	401	375	389	480	334	375	818	576	596
Studs # 2 & btr 14# Kiln-dried	263	pcs	2X6"	92 5/8"	1,011	1,276	929	926	967	1,166	972	926	2,101	1,701	1,340
4X12 Plain Sheetrock 84#	95	pcs	1/2"		1,075	1,197	1,319	995	1,133	1,363	1,282	995	2,849	2,834	1,846
4X12 Type X Sheetrock 109#	68	pcs	5/8"		928	1,033	1,038	875	941	1,123	976	875	4,079	2,029	1,982
3 Tab Shingles Brown	102	bundles			1,267	1,500	1,318	1,230	1,236	1,886	1,091	1,230	6,630	3,756	4,131
Fiberglass Bat Insulation (2,560 sqft)	27	bags	R-38X24	96 sqft	1,653	2,287	1,934	1,791	1,583	2,191	1,754	1,791	2,800	2,846	2,332
Fiberglass Bat Insulation (2,034 sqft)	35	bags	R-21X15	58 sqft	1,218	1,213	1,197	1,085	953	1,294	1,087	1,085	1,749	1,652	1,592
NMB Electric Wire	3	boxes		250'	72	71	89	85	100	90	79	85	267	102	95
Single Breaker	15	pcs	15 Amp		85	99	68	103	99	162	65	103	75	54	95
Copper Pipe Type 'M'	150	ft	3/4"		101	103	112	127	159	191	154	127	150	140	135
ABS Pipe	100	ft	3"		101	96	110	107	116	202	142	107	200	164	122
Total (Without Concrete & Rebar)					\$15,783	\$18,971	\$16,140	\$16,112	\$14,880	\$19,672	\$14,219	\$16,112	\$36,719	\$25,709	\$26,770
Concrete	30	yds			3,060	3,536	3,030	3,170	4,050	4,950	3,870	2,905			
# 4 Rebar	93	pcs	1/2"	20'	477	278	306	416	357	464	439	416			
Total (With Concrete & Rebar)					\$19,320	\$22,785	\$19,475	\$19,698	\$19,287	\$25,086	\$18,528	\$19,433	* Rural Areas Exclude Concrete & Rebar		

Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 2001

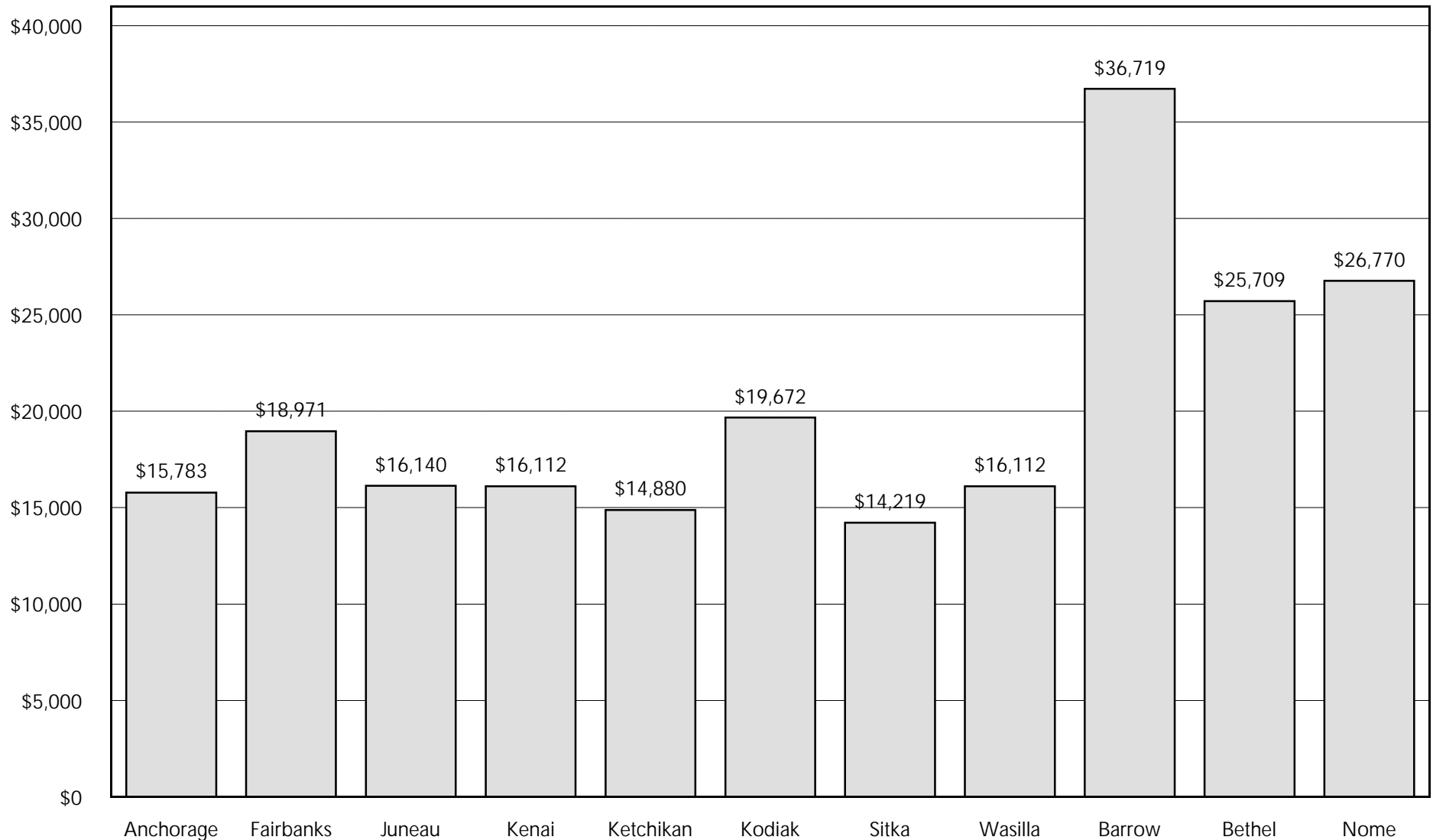
Weighted Average Using 2000 Q2 ODB202 Wages Where Applicable

Totals may not sum due to rounding.

\* Rural Areas Exclude  
Concrete & Rebar

# Average\* Cost of Market Basket

Alaskan Suppliers (without Concrete & Rebar for 2001)

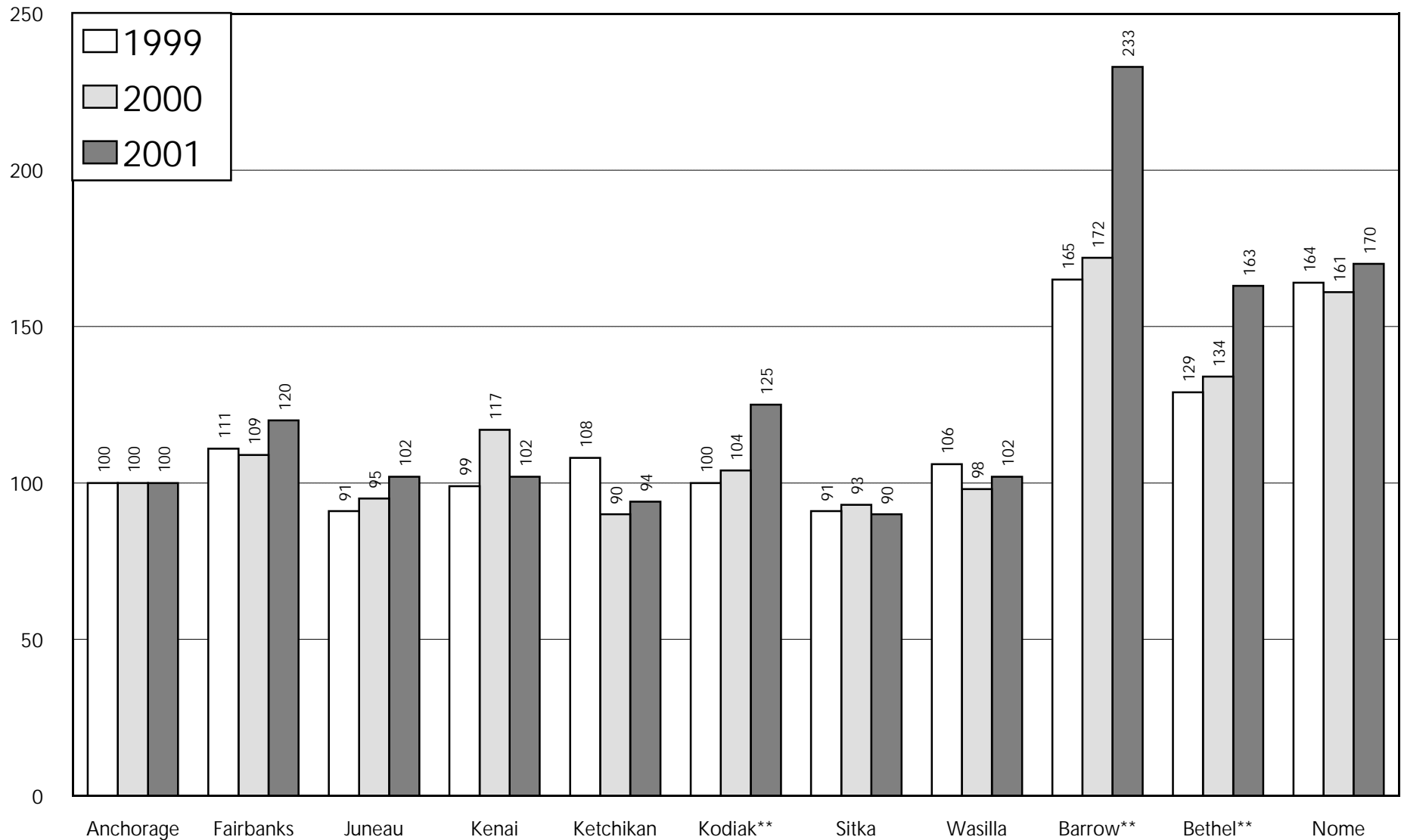


\*Starting with 2000, survey results utilize a weighted average methodology.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey 2001"

# Alaskan Suppliers Comparison Index

Urban & Rural Residential Construction (without Concrete & Rebar)  
Index by Community with Anchorage as Baseline

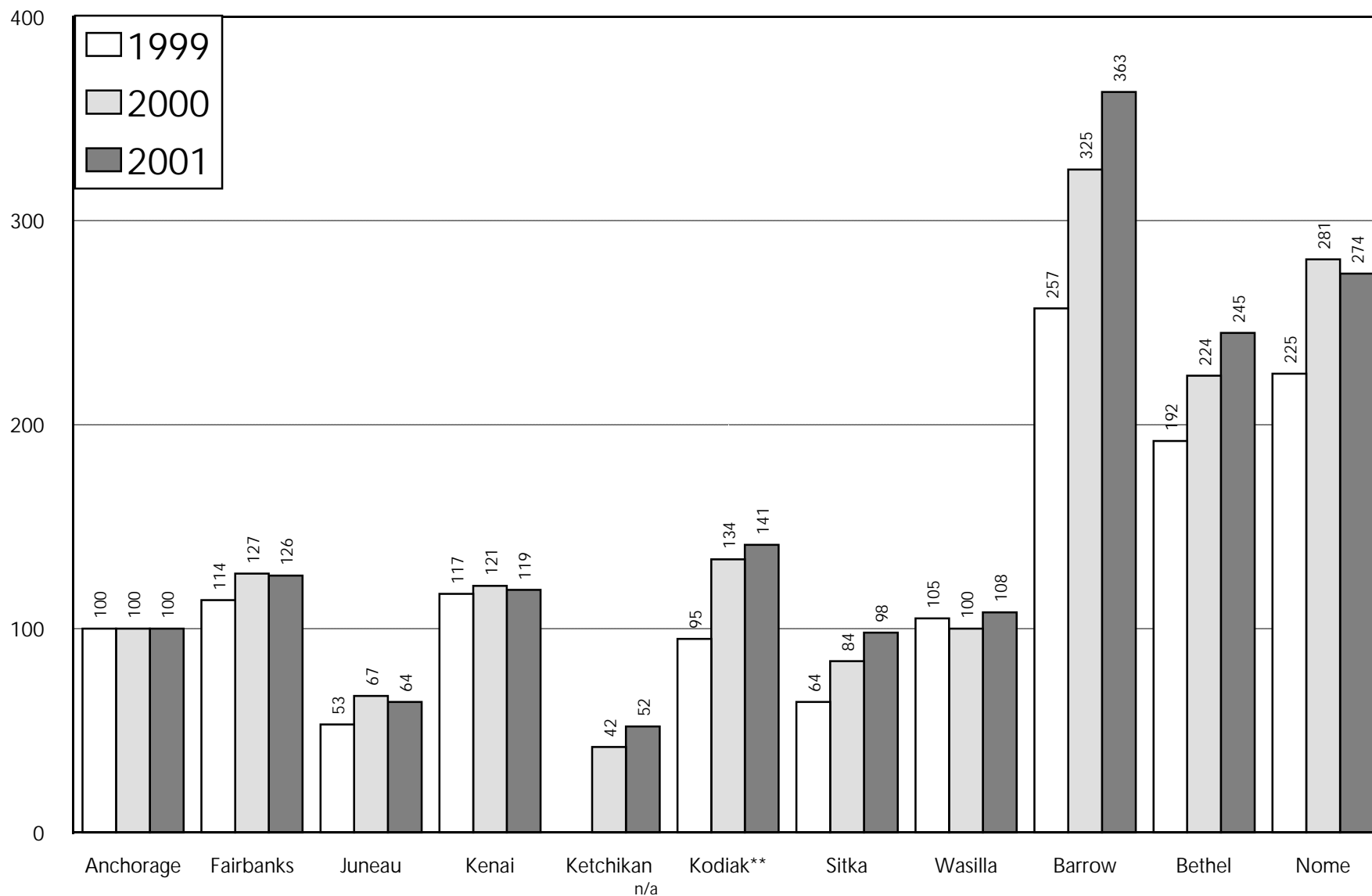


\*Starting with 2000, survey results utilize a weighted average methodology. \*\*Revised 2000 Values

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Surveys 2001"

# Transportation Index\* for Market Basket from Washington

Index by Community with Anchorage as Baseline (without Concrete & Rebar)



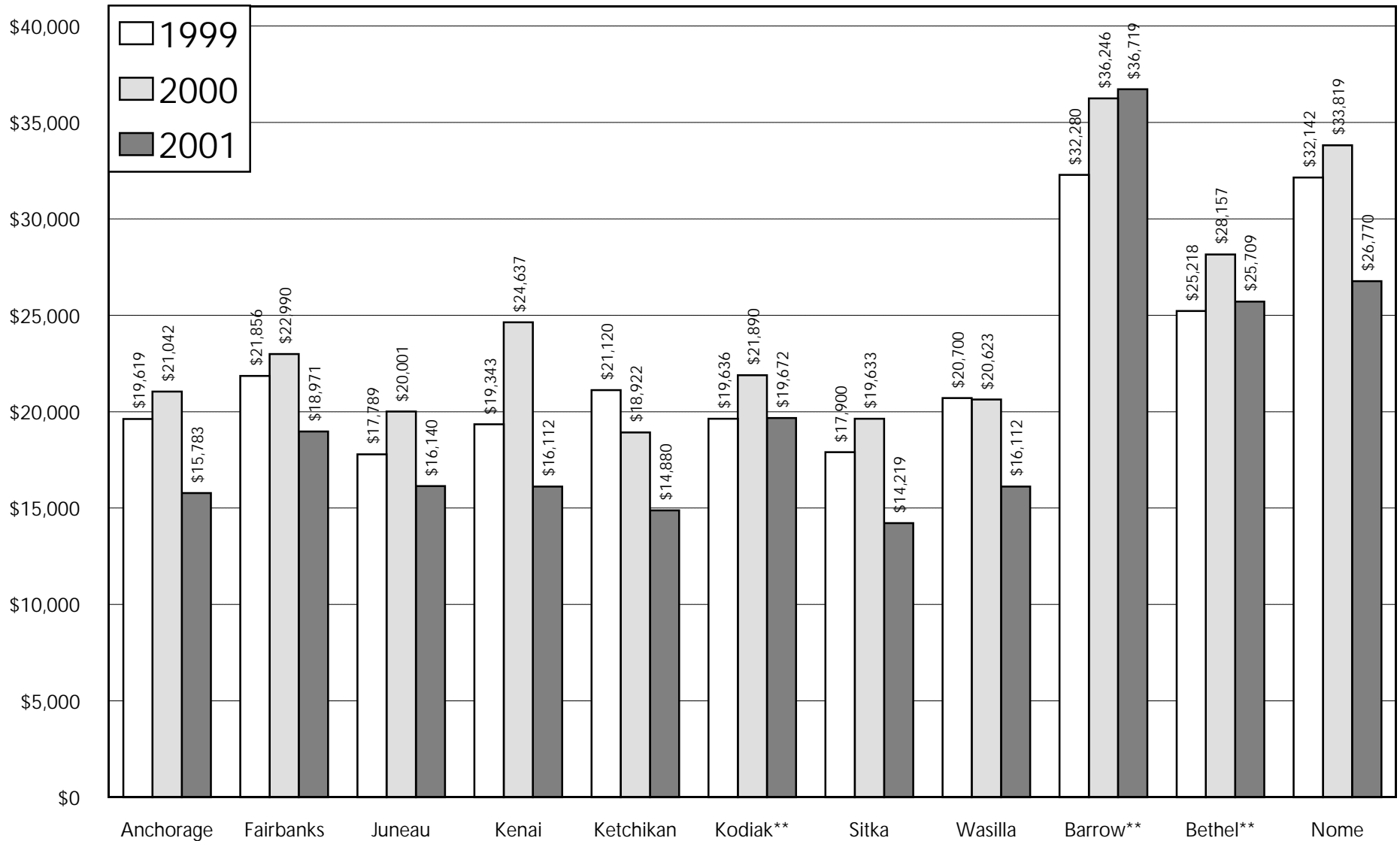
\*Starting with 2000, survey results utilize a weighted average methodology. \*\*Revised 2000 Kodiak Values

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey 2001"

# Average\* Cost of Market Basket: 1999-2001

Urban & Rural Residential Construction (without Concrete & Rebar)

Alaskan Suppliers



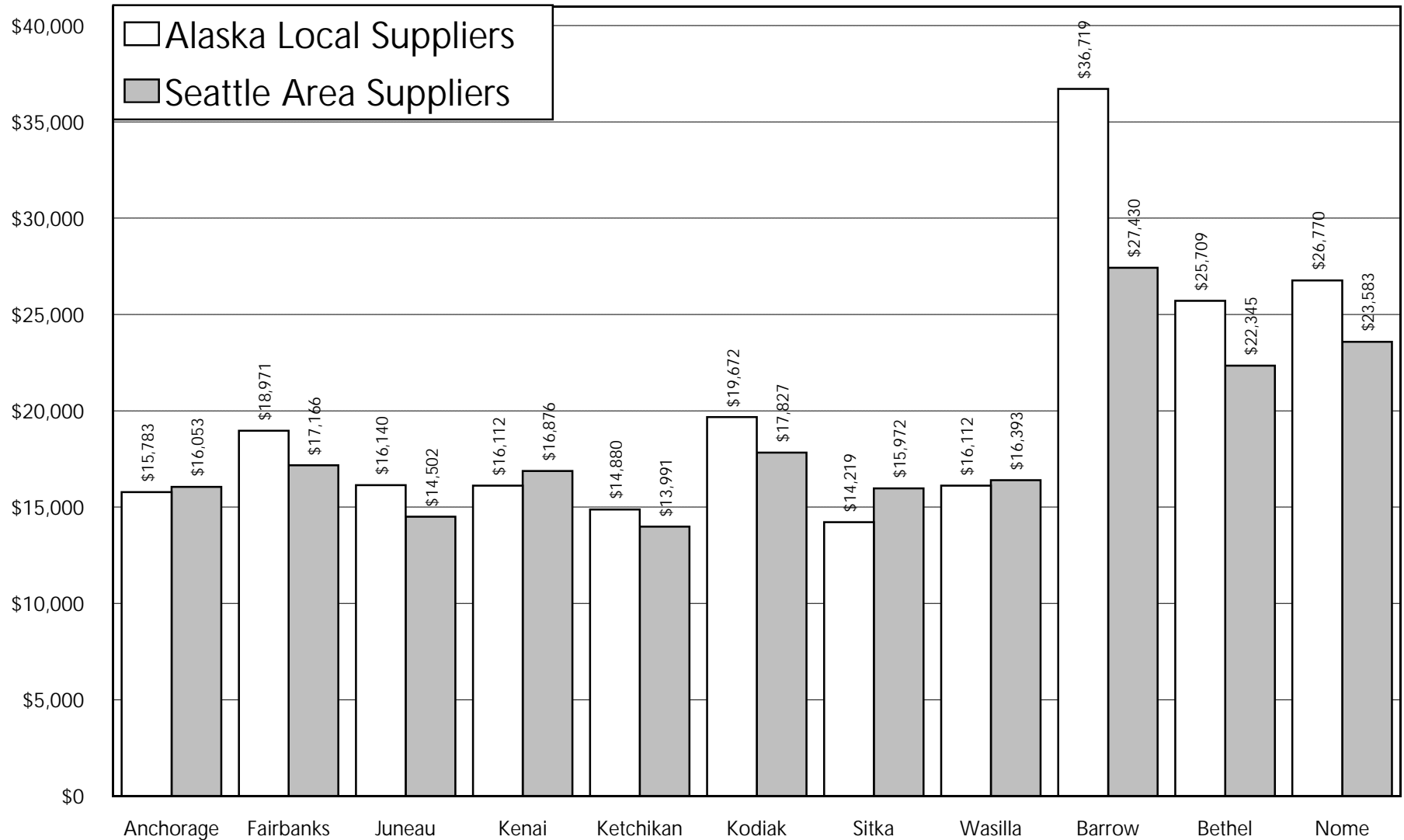
\*Starting with 2000, survey results utilize a weighted average methodology. \*\*Revised 2000 Values

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey 2001"

# Average\* Cost of Market Basket

Regional Suppliers (Without Concrete and Rebar)

2001



\*Starting with 2000, survey results utilize a weighted average methodology.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Surveys 2001"

## **Lenders Survey**



# Lenders Survey Loan Activity in Alaska, Including AHFC

## Condominium Loan Activity

1Q 2000 - 4th Qtr 2000

Alaska Housing Market Indicators 2000

Produced for Alaska Housing Finance Corporation By The  
State of Alaska Department of Labor, R & A Section

### 1st Qtr

Location	Total Loans	Change from 1999	Loan Volume				Sales Volume		
			Average Loan	Total Loan Activity	Change from 1999	% Total Loan Volume	Average Sales Price	Total Sales Price	% of Total Sales Volume
Anchorage	156	-40	\$87,354	\$13,627,185	(\$2,510,459)	87.8%	\$95,717	\$14,931,792	88.1%
Mat-Su	0	-1	0	0	-73,800	0.0%	0	0	0.0%
Fairbanks	10	7	76,469	764,690	592,490	4.9%	82,905	829,050	4.9%
Kenai	0	0	0	0	0	0.0%	0	0	0.0%
Juneau	11	-1	79,330	872,634	-245,259	5.6%	84,664	931,301	5.5%
Ketchikan	3	0	84,267	252,800	-38,950	1.6%	85,067	255,200	1.5%
Kodiak	0	0	0	0	0	0.0%	0	0	0.0%
Bethel	0	0	0	0	0	0.0%	0	0	0.0%
Rest of State	0	-1	0	0	-52,100	0.0%	0	0	0.0%
<b>Statewide Total</b>	<b>180</b>	<b>-36</b>	<b>\$86,207</b>	<b>\$15,517,309</b>	<b>-\$2,328,078</b>	<b>100%</b>	<b>\$94,152</b>	<b>\$16,947,343</b>	<b>100%</b>

### 2nd Qtr

Location	Total Loans	Change from 1999	Loan Volume				Sales Volume		
			Average Loan	Total Loan Activity	Change from 1999	% Total Loan Volume	Average Sales Price	Total Sales Price	% of Total Sales Volume
Anchorage	177	-20	\$87,847	\$15,549,007	(\$1,910,227)	83.1%	\$94,968	\$16,809,369	82.3%
Mat-Su	3	3	107,375	322,125	322,125	1.7%	129,333	388,000	1.9%
Fairbanks	13	0	62,823	816,700	-688,963	4.4%	68,346	888,500	4.3%
Kenai	2	1	52,107	104,214	12,355	0.6%	54,014	108,027	0.5%
Juneau	14	-7	99,550	1,393,698	-345,356	7.4%	115,207	1,612,900	7.9%
Ketchikan	3	0	95,583	286,750	90,050	1.5%	118,967	356,900	1.7%
Kodiak	0	0	0	0	0	0.0%	0	0	0.0%
Bethel	0	0	0	0	0	0.0%	0	0	0.0%
Rest of State	3	3	80,602	241,805	241,805	1.3%	90,633	271,900	1.3%
<b>Statewide Total</b>	<b>215</b>	<b>-20</b>	<b>\$87,043</b>	<b>\$18,714,299</b>	<b>-\$2,278,211</b>	<b>100%</b>	<b>\$95,049</b>	<b>\$20,435,596</b>	<b>100%</b>

### 3rd Qtr

Location	Total Loans	Change from 1999	Loan Volume				Sales Volume		
			Average Loan	Total Loan Activity	Change from 1999	% Total Loan Volume	Average Sales Price	Total Sales Price	% of Total Sales Volume
Anchorage	186	-60	\$89,489	\$16,644,898	(\$3,727,626)	82.0%	\$101,291	\$18,840,046	81.4%
Mat-Su	0	0	0	0	0	0.0%	0	0	0.0%
Fairbanks	18	-3	61,817	1,112,709	-508,993	5.5%	72,653	1,307,758	5.7%
Kenai	2	0	53,525	107,050	-78,649	0.5%	57,500	115,000	0.5%
Juneau	24	4	96,645	2,319,469	264,863	11.4%	114,900	2,757,600	11.9%
Ketchikan	1	-1	48,000	48,000	-26,285	0.2%	48,000	48,000	0.2%
Kodiak	0	-2	0	0	-161,500	0.0%	0	0	0.0%
Bethel	0	0	0	0	0	0.0%	0	0	0.0%
Rest of State	1	-8	75,750	75,750	-458,261	0.4%	75,000	75,000	0.3%
<b>Statewide Total</b>	<b>232</b>	<b>-70</b>	<b>\$87,534</b>	<b>\$20,307,876</b>	<b>-\$4,696,451</b>	<b>100%</b>	<b>\$99,756</b>	<b>\$23,143,404</b>	<b>100%</b>

### 4th Qtr

Location	Total Loans	Change from 1999	Loan Volume				Sales Volume		
			Average Loan	Total Loan Activity	Change from 1999	% Total Loan Volume	Average Sales Price	Total Sales Price	% of Total Sales Volume
Anchorage	220	5	\$95,564	\$21,024,128	\$2,695,073	89.8%	\$106,453	\$23,419,560	90.3%
Mat-Su	0	-4	0	0	-380,367	0.0%	0	0	0.0%
Fairbanks	11	5	57,495	632,442	275,792	2.7%	61,073	671,805	2.6%
Kenai	1	1	88,000	88,000	88,000	0.4%	119,000	119,000	0.5%
Juneau	14	-8	79,474	1,112,629	-737,953	4.8%	80,743	1,130,400	4.4%
Ketchikan	4	1	87,265	349,060	128,560	1.5%	88,000	352,000	1.4%
Kodiak	0	0	0	0	0	0.0%	0	0	0.0%
Bethel	0	0	0	0	0	0.0%	0	0	0.0%
Rest of State	3	2	65,167	195,500	128,300	0.8%	76,833	230,500	0.9%
<b>Statewide Total</b>	<b>253</b>	<b>2</b>	<b>\$92,497</b>	<b>\$23,401,759</b>	<b>\$2,197,405</b>	<b>100%</b>	<b>\$102,463</b>	<b>\$25,923,265</b>	<b>100%</b>

### Notes:

1. Based on a survey of private and public mortgage lenders.
2. Multi-family residences include buildings with more than three units.
3. Data collection of Multi-family units started in 2nd Qtr of 2000
4. Beginning 2nd quarter 1999, an adjustment is made to reduce double counting of loans reported by both primary and secondary lenders.
5. Comparisons with earlier quarters may under- or over-state differences in activity.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section.

# Lenders Survey Loan Activity in Alaska, Including AHFC

## Single Family Loan Activity

1Q 2000 - 4th Qtr 2000

Alaska Housing Market Indicators 2000

Produced for Alaska Housing Finance Corporation By The  
State of Alaska Department of Labor, R & A Section

### 1st Qtr

Location	Total Loans	Change from 1999	Loan Volume				Sales Volume		
			Average Loan	Total Loan Activity	Change from 1999	% Total Loan Volume	Average Sales Price	Total Sales Price	% of Total Sales Volume
Anchorage	638	-677	\$153,821	\$98,137,989	(\$110,982,765)	47.1%	\$172,596	\$110,116,459	45.8%
Mat-Su	226	-103	128,105	28,951,773	-11,411,762	13.9%	147,267	33,282,434	13.8%
Fairbanks	161	-101	126,817	20,417,461	-12,331,674	9.8%	148,397	23,891,949	9.9%
Kenai	138	-54	128,822	17,777,396	-5,789,902	8.5%	160,299	22,121,262	9.2%
Juneau	64	-47	170,385	10,904,617	-5,845,587	5.2%	205,687	13,163,980	5.5%
Ketchikan	32	-21	163,888	5,244,418	-2,949,275	2.5%	197,297	6,313,500	2.6%
Kodiak	45	-6	157,772	7,099,748	208,116	3.4%	175,213	7,884,600	3.3%
Bethel	8	8	1,600,157	1,600,157	0.8%	0.8%	1,643,122	1,643,122	0.7%
Rest of State	126	-71	144,432	18,198,419	-11,079,106	8.7%	174,822	22,027,550	9.2%
<b>Statewide Total</b>	<b>1,438</b>	<b>-1,072</b>	<b>\$144,876</b>	<b>\$208,331,978</b>	<b>-\$158,581,798</b>	<b>100%</b>	<b>\$167,208</b>	<b>\$240,444,856</b>	<b>100%</b>

### 2nd Qtr

Location	Total Loans	Change from 1999	Loan Volume				Sales Volume		
			Average Loan	Total Loan Activity	Change from 1999	% Total Loan Volume	Average Sales Price	Total Sales Price	% of Total Sales Volume
Anchorage	788	-199	\$161,305	\$127,108,114	(\$28,222,137)	50.6%	\$188,054	\$148,186,654	50.2%
Mat-Su	189	-23	114,435	21,628,230	-5,169,747	8.6%	143,305	27,084,587	9.2%
Fairbanks	216	-1	128,492	27,754,304	-773,967	11.0%	145,168	31,356,250	10.6%
Kenai	137	-40	126,754	17,365,253	-5,273,357	6.9%	152,764	20,928,698	7.1%
Juneau	90	-2	173,641	15,627,725	-172,498	6.2%	200,636	18,057,216	6.1%
Ketchikan	33	-6	161,468	5,328,438	-1,288,107	2.1%	185,264	6,113,700	2.1%
Kodiak	51	2	160,861	8,203,914	838,408	3.3%	182,392	9,301,970	3.2%
Bethel	20	20	177,809	3,556,188	3,556,188	1.4%	198,797	3,975,945	1.3%
Rest of State	162	4	152,423	24,692,574	17,365	9.8%	185,563	30,061,253	10.2%
<b>Statewide Total</b>	<b>1,686</b>	<b>-245</b>	<b>\$149,030</b>	<b>\$251,264,740</b>	<b>-\$36,487,852</b>	<b>100%</b>	<b>\$175,010</b>	<b>\$295,066,273</b>	<b>100%</b>

### 3rd Qtr

Location	Total Loans	Change from 1999	Loan Volume				Sales Volume		
			Average Loan	Total Loan Activity	Change from 1999	% Total Loan Volume	Average Sales Price	Total Sales Price	% of Total Sales Volume
Anchorage	997	-308	\$162,492	\$162,004,370	\$34,896,256	56.5%	\$186,156	\$185,597,518	56.1%
Mat-Su	251	-47	127,829	32,085,193	10,456,963	11.2%	142,216	35,696,216	10.8%
Fairbanks	220	-105	125,768	27,669,007	-85,297	9.6%	142,146	31,272,037	9.4%
Kenai	139	-70	120,754	16,784,762	-580,491	5.9%	149,773	20,818,397	6.3%
Juneau	103	7	184,992	19,054,172	3,426,447	6.6%	216,348	22,283,797	6.7%
Ketchikan	32	-5	150,491	4,815,722	-512,716	1.7%	193,534	6,193,100	1.9%
Kodiak	45	-9	151,653	6,824,369	-1,379,545	2.4%	172,002	7,740,107	2.3%
Bethel	19	19	149,780	2,845,815	-710,373	1.0%	184,244	3,500,640	1.1%
Rest of State	108	-56	136,993	14,795,281	-9,897,293	5.2%	166,846	18,019,393	5.4%
<b>Statewide Total</b>	<b>1,914</b>	<b>-593</b>	<b>\$149,884</b>	<b>\$286,878,691</b>	<b>\$35,613,951</b>	<b>100%</b>	<b>\$173,000</b>	<b>\$331,121,205</b>	<b>100%</b>

### 4th Qtr

Location	Total Loans	Change from 1999	Loan Volume				Sales Volume		
			Average Loan	Total Loan Activity	Change from 1999	% Total Loan Volume	Average Sales Price	Total Sales Price	% of Total Sales Volume
Anchorage	1,049	3	\$163,188	\$171,184,541	\$13,675,945	59.5%	\$186,614	\$195,757,945	59.7%
Mat-Su	248	-52	129,066	32,008,292	-3,500,002	11.1%	140,128	34,751,726	10.6%
Fairbanks	210	-38	135,933	28,545,912	-4,474,870	9.9%	153,864	32,311,533	9.9%
Kenai	118	-61	115,168	13,589,825	-9,490,753	4.7%	135,178	15,950,963	4.9%
Juneau	91	5	167,946	15,283,074	1,056,698	5.3%	196,565	17,887,387	5.5%
Ketchikan	29	-8	152,747	4,429,652	-1,654,574	1.5%	181,727	5,270,093	1.6%
Kodiak	35	-17	174,748	6,116,179	-2,355,400	2.1%	199,462	6,981,180	2.1%
Bethel	13	13	154,686	2,010,924	2,010,924	0.7%	171,385	2,228,003	0.7%
Rest of State	102	-61	143,124	14,598,622	-9,042,446	5.1%	164,994	16,829,369	5.1%
<b>Statewide Total</b>	<b>1,895</b>	<b>-216</b>	<b>\$151,856</b>	<b>\$287,767,021</b>	<b>-\$13,774,478</b>	<b>100%</b>	<b>\$173,070</b>	<b>\$327,968,199</b>	<b>100%</b>

### Notes:

1. Based on a survey of private and public mortgage lenders.
2. Multi-family residences include buildings with more than three units.
3. Data collection of Multi-family units started in 2nd Qtr of 2000
4. Beginning 2nd quarter 1999, an adjustment is made to reduce double counting of loans reported by both primary and secondary lenders.
5. Comparisons with earlier quarters may under- or over-state differences in activity.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section.

## Lenders Survey Loan Activity in Alaska, Including AHFC

January 1, 2000 - December 31, 2000

Alaska Housing Market Indicators 2000

Produced for Alaska Housing Finance Corporation By The  
State of Alaska Department of Labor, R & A Section

### Single Family Loan Activity

Location	Total Loans	Change from 1999	Loan Volume				Sales Volume		
			Average Loan	Total Loan Activity	Change from 1999	% Total Loan Volume	Average Sales Price	Total Sales Price	% of Total Sales Volume
Anchorage	3,472	-1,181	\$160,840	\$558,435,014	(\$90,632,701)	54%	\$184,233	\$639,658,576	54%
Mat-Su	914	-225	125,463	114,673,488	-9,624,548	11%	143,124	130,814,963	11%
Fairbanks	807	-245	129,352	104,386,684	-17,665,808	10%	147,251	118,831,769	10%
Kenai	532	-225	123,153	65,517,236	-21,134,503	6%	150,036	79,819,320	7%
Juneau	348	-37	174,913	60,869,588	-1,534,940	6%	205,151	71,392,380	6%
Ketchikan	126	-40	157,288	19,818,230	-6,404,672	2%	189,606	23,890,393	2%
Kodiak	176	-30	160,478	28,244,210	-2,688,421	3%	181,295	31,907,857	3%
Bethel	60	41	166,885	10,013,084	6,456,896	1%	189,129	11,347,710	1%
Rest of State	498	-184	145,150	72,284,896	-30,001,480	7%	174,573	86,937,565	7%
<b>Statewide Total</b>	<b>6,933</b>	<b>-2,126</b>	<b>\$151,856</b>	<b>\$1,034,242,430</b>	<b>-\$173,230,177</b>	<b>100%</b>	<b>\$173,070</b>	<b>\$1,194,600,533</b>	<b>100%</b>

### Condominium Loan Activity

Location	Total Loans	Change from 1999	Loan Volume				Sales Volume		
			Average Loan	Total Loan Activity	Change from 1999	% Total Loan Volume	Average Sales Price	Total Sales Price	% of Total Sales Volume
Anchorage	739	-115	\$90,454	\$66,845,218	(\$5,453,239)	86%	\$100,136	\$74,000,767	86%
Mat-Su	3	-2	107,375	322,125	-132,042	0%	129,333	388,000	0%
Fairbanks	52	9	63,972	3,326,541	-329,674	4%	71,098	3,697,113	4%
Kenai	5	2	59,853	299,264	21,706	0%	68,405	342,027	0%
Juneau	63	-12	90,451	5,698,430	-1,063,705	7%	102,098	6,432,201	7%
Ketchikan	11	0	85,146	936,610	153,375	1%	92,009	1,012,100	1%
Kodiak	0	-2	0	0	-161,500	0%	0	0	0%
Bethel	0	0	0	0	0	0%	0	0	0%
Rest of State	7	-4	73,294	513,055	-140,256	1%	82,486	577,400	1%
<b>Statewide Total</b>	<b>880</b>	<b>-124</b>	<b>\$151,856</b>	<b>\$77,941,243</b>	<b>-\$7,105,335</b>	<b>100%</b>	<b>\$173,070</b>	<b>\$86,449,608</b>	<b>100%</b>

### Multifamily Loan Activity

Location	Total Loans	Change from 1999	Loan Volume				Sales Volume		
			Average Loan	Total Loan Activity	Change from 1999	% Total Loan Volume	Average Sales Price	Total Sales Price	% of Total Sales Volume
Anchorage	141	n/a	\$472,719	\$66,653,414	n/a	82%	\$631,882	\$89,095,316	82%
Mat-Su	8	n/a	185,868	1,486,947	n/a	2%	194,500	1,556,000	1%
Fairbanks	12	n/a	360,538	4,326,460	n/a	5%	442,042	5,304,500	5%
Kenai	4	n/a	333,990	1,335,960	n/a	2%	406,500	1,626,000	1%
Juneau	7	n/a	608,532	4,259,722	n/a	5%	740,071	5,180,500	5%
Ketchikan	0	n/a	0	0	n/a	0%	0	0	0%
Kodiak	1	n/a	0	1,133,000	n/a	1%	0	1,515,000	1%
Bethel	2	n/a	0	360,400	n/a	0%	0	450,500	0%
Rest of State	10	n/a	215,460	2,154,602	n/a	3%	455,764	4,557,640	4%
<b>Statewide Total</b>	<b>185</b>	<b>0</b>	<b>\$151,856</b>	<b>\$81,710,505</b>	<b>\$0</b>	<b>100%</b>	<b>\$173,070</b>	<b>\$109,285,456</b>	<b>100%</b>

#### Notes:

1. Based on a survey of private and public mortgage lenders.
2. Multi-family residences include buildings with more than three units.
3. Data collection of Multi-family units started in 2nd Qtr of 2000
4. Beginning 2nd quarter 1999, an adjustment is made to reduce double counting of loans reported by both primary and secondary lenders.
5. Comparisons with earlier quarters may under- or over-state differences in activity.

**Source:** Alaska Department of Labor and Workforce Development, Research and Analysis Section.

Lenders Survey Loan Activity in Alaska, Including AHFC  
Multifamily Loan Activity

**2nd Qtr 2000**

<u>Location</u>	<u>Number of Loans</u>	<u>Average Loan</u>	<u>Total Loans</u>	<u>% Loan Volume</u>	<u>Average Sales Price</u>	<u>Total Sales Price</u>	<u>% Total Sales Volume</u>
Anchorage	76	\$239,074	\$18,169,589	67.3	\$272,009	\$20,672,666	66.5
Mat-Su	5	180,783	903,917	3.3	176,800	884,000	2.8
Fairbanks	6	153,177	919,060	3.4	172,917	1,037,500	3.3
Kenai	2	156,200	312,400	1.2	211,500	423,000	1.4
Juneau	7	608,532	4,259,722	15.8	740,071	5,180,500	16.7
Ketchikan	0	0	0	0.0	0	0	0.0
Kodiak	1	1,133,000	1,133,000	4.2	1,515,000	1,515,000	4.9
Bethel	0		0	0.0		0	0.0
Rest of State	7	185,772	1,300,402	4.8	199,286	1,395,000	4.5
<b>Statewide Total</b>	<b>104</b>	<b>\$259,597</b>	<b>\$26,998,090</b>	<b>100.0</b>	<b>\$299,112</b>	<b>\$31,107,666</b>	<b>100.0</b>

**3rd Quarter 2000**

<u>Location</u>	<u>Number of Loans</u>	<u>Average Loan</u>	<u>Total Loans</u>	<u>% Loan Volume</u>	<u>Average Sales Price</u>	<u>Total Sales Price</u>	<u>% Total Sales Volume</u>
Anchorage	25	\$494,530	\$12,363,261	76.8	\$641,582	\$16,039,550	77.5
Mat-Su	1	204,000	204,000	1.3	255,000	255,000	1.2
Fairbanks	4	490,500	1,962,000	12.2	626,000	2,504,000	12.1
Kenai	2	511,780	1,023,560	6.4	601,500	1,203,000	5.8
Juneau	0	0	0	0.0	0	0	0.0
Ketchikan	0	0	0	0.0	0	0	0.0
Kodiak	0	0	0	0.0	0	0	0.0
Bethel	2	180,200	360,400	2.2	225,250	450,500	2.2
Rest of State	1	187,200	187,200	1.2	239,000	239,000	1.2
<b>Statewide Total</b>	<b>35</b>	<b>\$460,012</b>	<b>\$16,100,421</b>	<b>100.0</b>	<b>\$591,173</b>	<b>\$20,691,050</b>	<b>100.0</b>

**4th Quarter 2000**

<u>Location</u>	<u>Number of Loans</u>	<u>Average Loan</u>	<u>Total Loans</u>	<u>% Loan Volume</u>	<u>Average Sales Price</u>	<u>Total Sales Price</u>	<u>% Total Sales Volume</u>
Anchorage	40	\$903,014	\$36,120,564	93.5	\$1,309,578	\$52,383,100	91.1
Mat-Su	2	189,515	379,030	1.0	208,500	417,000	0.7
Fairbanks	2	722,700	1,445,400	3.7	881,500	1,763,000	3.1
Kenai	0	0	0	0.0	0	0	0.0
Juneau	0	0	0	0.0	0	0	0.0
Ketchikan	0	0	0	0.0	0	0	0.0
Kodiak	0	0	0	0.0	0	0	0.0
Bethel	0	0	0	0.0	0	0	0.0
Rest of State	2	333,500	667,000	1.7	1,461,820	2,923,640	5.1
<b>Statewide Total</b>	<b>46</b>	<b>\$839,391</b>	<b>\$38,611,994</b>	<b>100.0</b>	<b>\$1,249,712</b>	<b>\$57,486,740</b>	<b>100.0</b>

**Notes:**

1. Based on a survey of private and public mortgage lenders.
2. Multi-family residences include buildings with more than three units.
3. Data collection of Multi-family units started in 2nd Qtr of 2000
4. Beginning 2nd quarter 1999, an adjustment is made to reduce double counting of loans reported by both primary and secondary lenders.
5. Comparisons with earlier quarters may under- or over-state differences in activity.

**Source:** Alaska Department of Labor and Workforce Development, Research and Analysis Section.

**Single-Family and Condominium New Loan Activity**  
Including AHFC, Alaska

**Alaska Housing Market Indicators 2000**

Produced for Alaska Housing Finance Corporation By The  
State of Alaska Department of Labor, R & A Section

**Total Single-Family and Condominium Residences**

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan(\$)	Total Loans (\$)	Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Price (\$)	Loan- To-Value Ratio (%)
4Q00	7,202	2,148	2	-214	144,864	311,168,780	-11,577,073	164,754	353,891,464	88.8
3Q00	5,682	2,146	245	-663	143,144	307,186,567	-77,433,319	165,081	354,264,609	86.7
2Q00	3,536	1,901	266	-266	142,019	269,979,039	-38,766,063	165,966	315,501,869	85.6
1Q00	1,635	1,635	1,635	-1,091	137,512	224,832,239	-159,926,924	158,272	258,775,433	86.9
4Q99	10,064	2,362	-447	-194	136,641	322,745,853	-31,304,877	156,657	370,023,846	87.2
3Q99	7,702	2,809	642	163	136,924	384,619,886	21,506,654	154,387	433,673,092	88.7
2Q99	4,893	2,167	-559	136	142,476	308,745,102	32,464,658	162,346	351,803,093	87.8
1Q99	2,726	2,726	170	634	141,144	384,759,163	105,079,912	164,023	447,127,516	86.1
4Q98	9,325	2,556	-90	236	138,518	354,050,730	47,299,331	159,563	407,843,748	86.8
3Q98	6,769	2,646	615	248	137,231	363,113,232	48,209,347	157,653	417,149,513	87.0
2Q98	4,123	2,031	-61	202	136,032	276,280,444	32,804,522	157,138	319,147,247	86.6
1Q98	2,092	2,092	-228	559	133,690	279,679,251	91,050,292	153,215	320,525,095	87.3
4Q97	8,080	2,320	-78	586	132,220	306,751,399	80,369,357	151,725	352,002,279	87.1
3Q97	5,760	2,398	569	548	131,319	314,903,885	82,031,806	149,585	358,704,745	87.8
2Q97	3,362	1,829	296	60	133,120	243,475,922	17,585,869	156,036	285,389,281	85.3
1Q97	1,533	1,533	-201	-211	123,046	188,628,959	-29,501,151	144,933	222,182,882	84.9
4Q96	7,097	1,734	-116	-303	130,555	226,382,042	-29,819,817	151,906	263,404,787	85.9
3Q96	5,363	1,850	81	-605	125,877	232,872,079	-69,892,357	146,507	271,038,334	85.9
2Q96	3,513	1,769	25	44	127,694	225,890,053	8,280,066	148,522	262,734,727	86.0
1Q96	1,744	1,744	-293	466	125,075	218,130,110	65,735,200	143,918	250,993,345	86.9
4Q95	7,495	2,037	-418	438	125,774	256,201,859	67,577,329	145,768	296,929,088	86.3
3Q95	5,458	2,455	730	689	123,326	302,764,436	98,488,036	144,656	355,130,815	85.3
2Q95	3,003	1,725	447	-262	126,151	217,609,987	-13,313,079	146,547	252,793,903	86.1
1Q95	1,278	1,278	-321	-944	119,245	152,394,910	-106,949,049	138,098	176,488,927	86.3
4Q94	7,574	1,599	-167	-1,197	117,964	188,624,530	-129,509,233	135,213	216,205,651	87.2
3Q94	5,975	1,766	-221	-1,065	115,672	204,276,400	-121,042,721	133,565	235,876,220	86.6
2Q94	4,209	1,987	-235	-463	116,217	230,923,066	-41,803,881	132,219	262,719,510	87.9
1Q94	2,222	2,222	-574	-23	116,716	259,343,959	4,424,342	133,338	296,277,028	87.5
4Q93	10,322	2,796	-35	234	113,782	318,133,763	37,011,365	130,147	363,892,310	87.4
3Q93	7,526	2,831	381	455	114,913	325,319,121	58,596,196	131,814	373,164,611	87.2
2Q93	4,695	2,450	205	-183	111,317	272,726,947	-24,093,283	128,636	315,157,143	86.5
1Q93	2,245	2,245	-317	318	113,550	254,919,617	48,893,316	137,495	308,675,901	82.6
4Q92	9,498	2,562	186		109,728	281,122,398	281,122,398	129,836	332,638,617	84.5
3Q92	6,936	2,376	-257		112,257	266,722,925	-100,190,851	130,802	310,786,636	85.8
2Q92	4,560	2,633	706		112,731	296,820,230	296,820,230	137,779	362,773,390	81.8
1Q92	1,927	1,927			106,916	206,026,301	-134,181,326	130,794	252,040,533	81.7

**Single-Family and Condominium New Loan Activity**  
Including AHFC, Alaska

**Alaska Housing Market Indicators 2000**

Produced for Alaska Housing Finance Corporation By The  
State of Alaska Department of Labor, R & A Section

**Single-Family Residences**

<u>Quarter</u>	<u>YTD</u>	<u>Number of Loans</u>	<u>Chg Prv Qtr</u>	<u>Chg Prv Yr</u>	<u>Average Loan(\$)</u>	<u>Total Loans (\$)</u>	<u>Chg Prv Yr (\$)</u>	<u>Average Sales Price (\$)</u>	<u>Total Sales Price (\$)</u>	<u>Loan- To-Value Ratio (%)</u>
4Q00	6,933	1,895	-19	-216	149,100	287,767,021	-13,774,478	173,070	327,968,199	86.1
3Q00	5,038	1,914	228	-593	149,884	286,878,691	-72,736,868	173,000	331,121,205	86.6
2Q00	3,124	1,686	248	-245	149,030	251,264,740	-36,487,852	175,010	295,066,273	85.2
1Q00	1,438	1,438	1,438	-1,072	144,876	208,331,978	-158,581,798	167,208	240,444,856	86.6
4Q99	9,059	2,111	-396	-276	142,843	301,541,499	-38,666,128	164,303	346,843,081	86.9
3Q99	6,948	2,507	576	147	143,445	359,615,559	27,887,017	161,970	406,059,514	88.6
2Q99	4,441	1,931	-579	69	149,017	287,752,592	25,061,613	169,934	328,143,011	87.7
1Q99	2,510	2,510	123	588	146,181	366,913,776	101,603,500	169,854	426,333,197	86.1
4Q98	8,531	2,387	27	235	142,525	340,207,627	46,779,959	164,547	392,772,621	86.6
3Q98	6,144	2,360	498	145	140,563	331,728,542	31,762,351	162,077	382,501,159	86.7
2Q98	3,784	1,862	-60	155	141,080	262,690,979	29,562,157	163,396	304,243,292	86.3
1Q98	1,922	1,922	-230	472	138,039	265,310,276	82,934,814	158,602	304,832,145	87.0
4Q97	7,524	2,152	-63	515	136,351	293,427,668	74,671,938	156,799	337,430,545	87.0
3Q97	5,372	2,215	508	480	135,425	299,966,191	75,295,981	154,539	342,303,858	87.6
2Q97	3,157	1,707	257	67	136,572	233,128,822	16,786,103	159,756	272,703,393	85.5
1Q97	1,450	1,450	-187	-179	125,776	182,375,462	-27,037,969	148,444	215,243,118	84.7
4Q96	6,641	1,637	-98	-283	133,632	218,755,730	-28,405,548	155,764	254,986,366	85.8
3Q96	5,004	1,735	95	-591	129,493	224,670,210	-68,676,960	150,855	261,733,371	85.8
2Q96	3,269	1,640	11	29	131,916	216,342,719	6,796,638	153,705	252,075,428	85.8
1Q96	1,629	1,629	-291	423	128,553	209,413,431	62,183,627	147,942	240,997,488	86.9
4Q95	7,063	1,920	-406	391	128,730	247,161,278	63,208,258	149,455	286,953,165	86.1
3Q95	5,143	2,326	715	654	126,117	293,347,170	95,433,259	148,129	344,547,804	85.1
2Q95	2,817	1,611	405	-272	130,072	209,546,081	-12,490,271	151,289	243,726,354	86.0
1Q95	1,206	1,206	-323	-928	122,081	147,229,804	-105,505,877	141,446	170,583,747	86.3
4Q94	7,218	1,529	-143	-1,169	120,309	183,953,020	-127,498,769	137,882	210,821,273	87.3
3Q94	5,689	1,672	-211	-1,081	118,370	197,913,911	-121,692,166	136,622	228,432,710	86.6
2Q94	4,017	1,883	-251	-455	117,916	222,036,352	-43,479,005	134,247	252,787,379	87.8
1Q94	2,134	2,134	-564	-27	118,433	252,735,681	3,878,122	135,276	288,678,729	87.5
4Q93	9,950	2,698	-55	243	115,438	311,451,789	38,798,236	131,902	355,870,489	87.5
3Q93	7,252	2,753	415	489	116,094	319,606,077	63,286,715	133,152	366,566,829	87.2
2Q93	4,499	2,338	177	-200	113,565	265,515,357	-23,020,281	131,260	306,886,028	86.5
1Q93	2,161	2,161	-294	285	115,159	248,857,559	46,390,808	139,579	301,629,406	82.5
4Q92	9,133	2,455	191		111,061	272,653,553		131,685	323,285,501	84.3
3Q92	6,678	2,264	-274		113,215	256,319,362		132,314	299,558,526	85.6
2Q92	4,414	2,538	662		113,686	288,535,638		139,267	353,458,812	81.6
1Q92	1,876	1,876			107,925	202,466,751		131,705	247,079,277	81.9

**Single-Family and Condominium New Loan Activity**  
Including AHFC, Alaska

**Alaska Housing Market Indicators 2000**

Produced for Alaska Housing Finance Corporation By The  
State of Alaska Department of Labor, R & A Section

**Condominium Residences**

Quarter	YTD	Number of Loans	Chg Prv Qtr	Chg Prv Yr	Average Loan(\$)	Total Loans (\$)	Chg Prv Yr (\$)	Average Sales Price (\$)	Total Sales Price (\$)	Loan- To-Value Ratio (%)
4Q00	880	253	21	2	92,497	23,401,759	2,197,405	102,463	25,923,265	90.3
3Q00	627	232	17	-70	87,534	20,307,876	-64,648	99,756	23,143,404	87.7
2Q00	395	215	35	-21	87,043	18,714,299	-2,278,211	95,049	20,435,596	91.6
1Q00	180	180	180	-36	86,207	15,517,309	-2,328,078	94,152	16,947,343	91.6
4Q99	1,005	251	-51	82	84,479	21,204,354	7,361,251	92,354	23,180,765	91.5
3Q99	754	302	66	16	67,459	20,372,524	-11,012,166	73,523	22,203,926	91.8
2Q99	452	236	20	67	88,951	20,992,510	7,403,045	100,255	23,660,082	88.7
1Q99	216	216	47	46	82,618	17,845,387	3,476,412	96,270	20,794,319	85.8
4Q98	794	169	-117	1	81,912	13,843,103	519,372	89,178	15,071,127	91.9
3Q98	625	286	117	103	109,737	31,384,690	16,446,996	121,148	34,648,354	90.6
2Q98	339	169	-1	47	80,411	13,589,465	3,242,365	88,189	14,903,955	91.2
1Q98	170	170	2	87	84,523	14,368,975	8,115,478	92,311	15,692,950	91.6
4Q97	556	168	-15	71	79,308	13,323,731	5,697,419	86,737	14,571,784	91.4
3Q97	388	183	61	68	81,627	14,937,694	6,735,825	89,622	16,400,887	91.1
2Q97	205	122	39	-7	84,812	10,347,100	799,766	103,983	12,685,888	81.6
1Q97	83	83	-14	-32	75,343	6,253,497	-2,463,182	83,612	6,939,764	90.1
4Q96	456	97	-18	-20	78,622	7,626,312	-1,414,269	86,788	8,418,421	90.6
3Q96	359	115	-14	-14	71,321	8,201,869	-1,215,397	80,913	9,304,963	88.1
2Q96	244	129	14	15	74,010	9,547,334	1,483,428	82,630	10,659,299	89.6
1Q96	115	115	-2	43	75,797	8,716,679	3,551,573	86,920	9,995,857	87.2
4Q95	432	117	-12	47	77,270	9,040,581	4,369,071	85,264	9,975,923	90.6
3Q95	315	129	15	35	73,002	9,417,266	3,054,777	82,039	10,583,011	89.0
2Q95	186	114	42	10	70,736	8,063,906	-822,808	79,540	9,067,549	88.9
1Q95	72	72	2	-16	71,738	5,165,106	-1,443,172	82,016	5,905,180	87.5
4Q94	356	70	-24	-28	66,736	4,671,510	-2,010,464	76,920	5,384,378	86.8
3Q94	286	94	-10	16	67,686	6,362,489	649,445	79,186	7,443,510	85.5
2Q94	192	104	16	-8	85,449	8,886,714	1,675,124	95,501	9,932,131	89.5
1Q94	88	88	-10	4	75,094	6,608,278	546,220	86,344	7,598,299	87.0
4Q93	372	98	20	-9	68,183	6,681,974	-1,786,871	81,855	8,021,821	83.3
3Q93	274	78	-34	-34	73,244	5,713,044	-4,690,519	84,587	6,597,782	86.6
2Q93	196	112	28	17	64,389	7,211,590	-1,073,002	73,849	8,271,115	87.2
1Q93	84	84	-23	33	72,167	6,062,058	2,502,508	83,887	7,046,495	86.0
4Q92	365	107	-5		79,148	8,468,845		87,412	9,353,116	90.5
3Q92	258	112	17		92,889	10,403,563		100,251	11,228,110	92.7
2Q92	146	95	44		87,206	8,284,592		98,048	9,314,578	88.9
1Q92	51	51			69,795	3,559,550		97,280	4,961,256	71.7

**Notes:**

Based on a survey of private and public mortgage lenders.

Historical series revised 2nd quarter of 1999 to exclude refinances from Fannie Mae and AHFC data.  
Fannie Mae data excluding refinances were not available for the 1st, 2nd & 3rd quarters of 1992 and the 1st quarter of 1993.  
AHFC data for the 1st and 2nd quarters of 1992 were not revised. AHFC assumed rural loans from DCRA in the 3rd quarter of 1992.  
AHFC's urban portfolio for 2nd quarter 1992 did not include any refinances.  
Original data from the 1st quarter 1992 lender survey was not available for comparison.

Beginning 2nd quarter 1999, Fannie Mae data are included in both the single-family and condominium categories as appropriate.  
Previously all Fannie Mae data were recorded as single family.

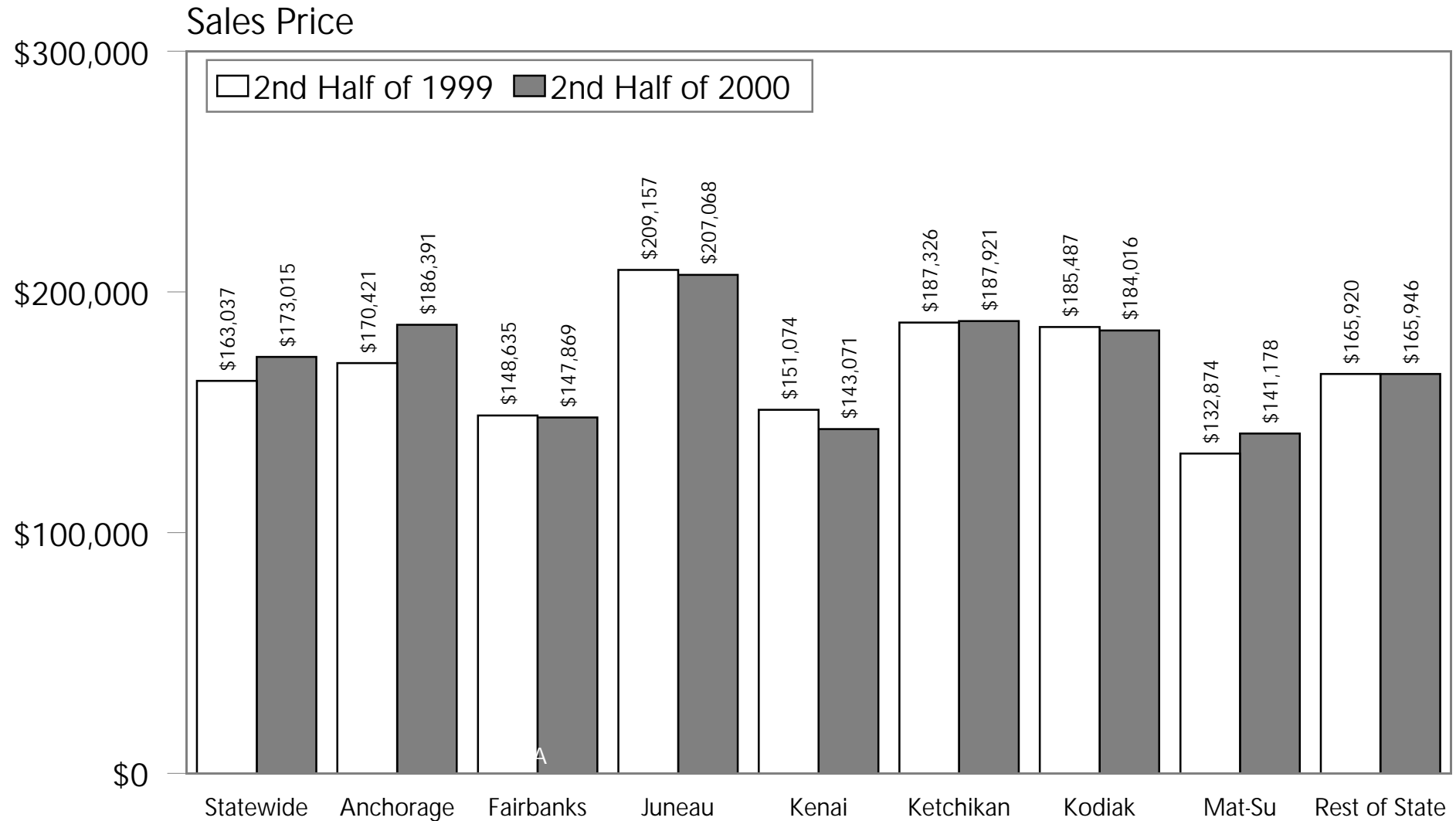
Beginning 2nd quarter 1999, an adjustment is made to reduce double counting of loans reported by both primary and secondary lenders.  
Comparisons with earlier quarters will under- or over-state differences in activity.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section.

# Average Sales Price

## Single-Family Homes

2nd Half 2000 vs. 2nd Half 1999



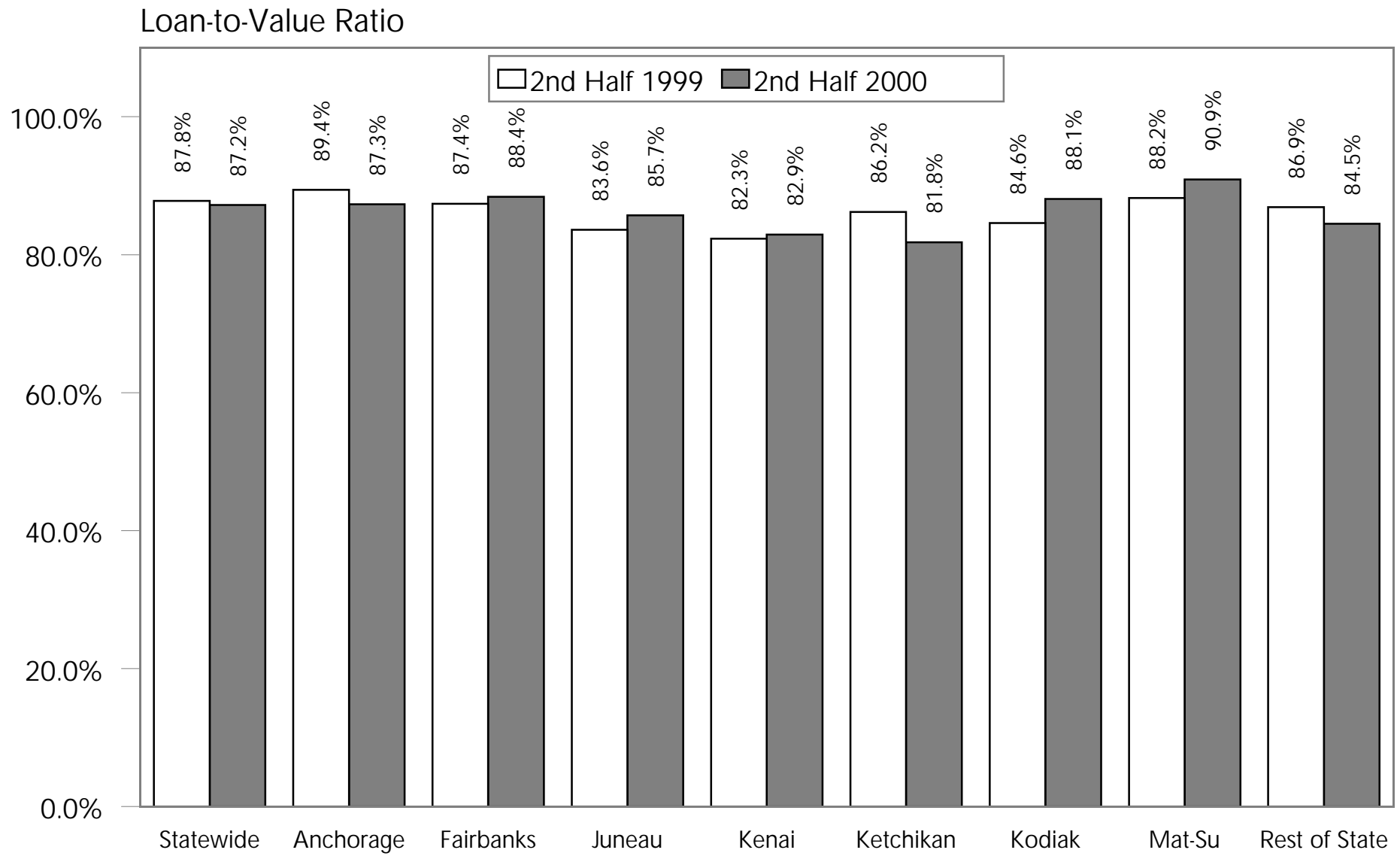
Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.



# Average Loan-to-Value Ratios

## Single-Family Homes

2nd Half 2000 vs. 2nd Half 1999

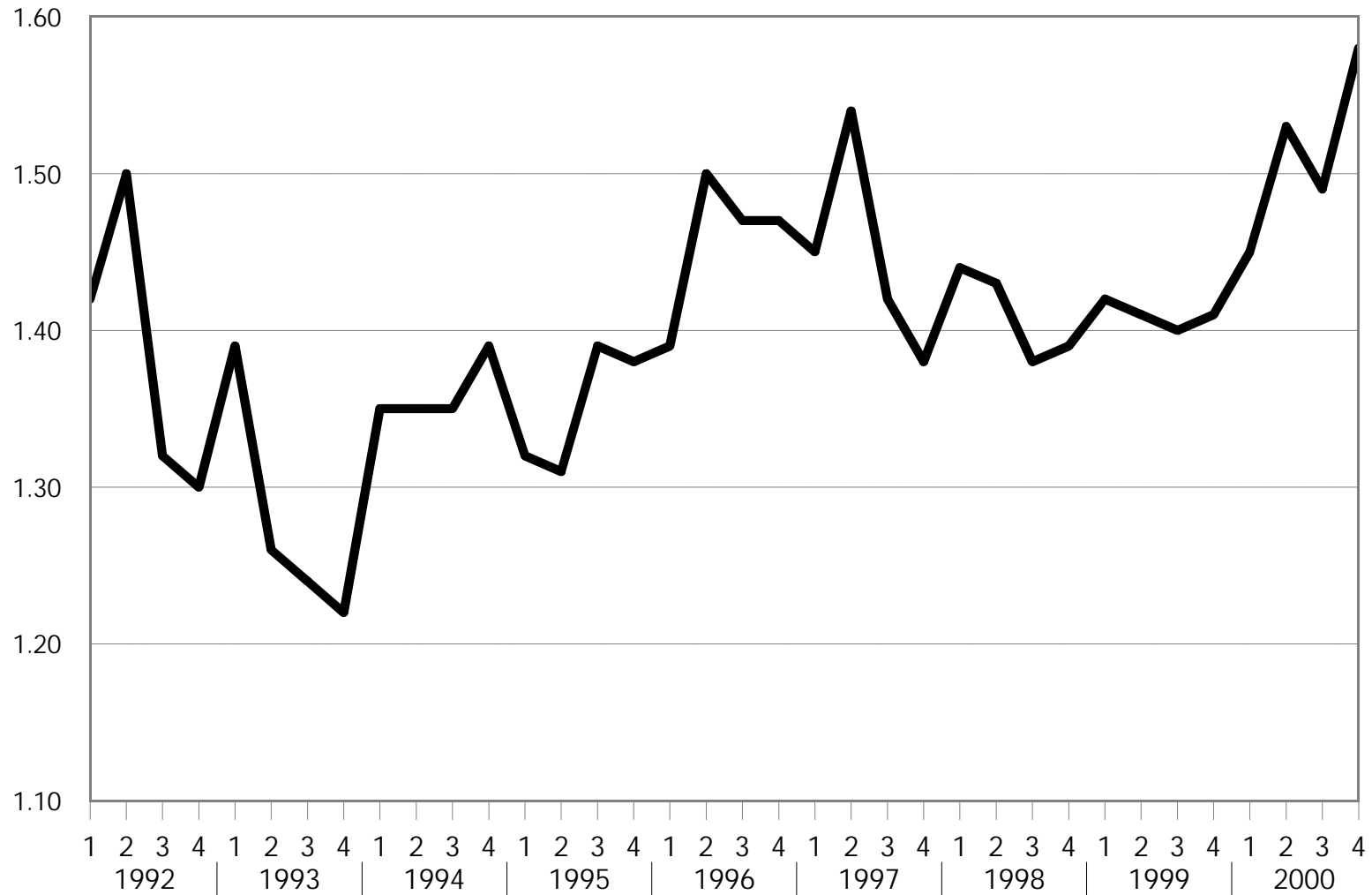


Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

# Alaska Affordability Index

Single-Family Homes, Private and Public Agency Lenders

1st Qtr 1992 - 4th Qtr 2000



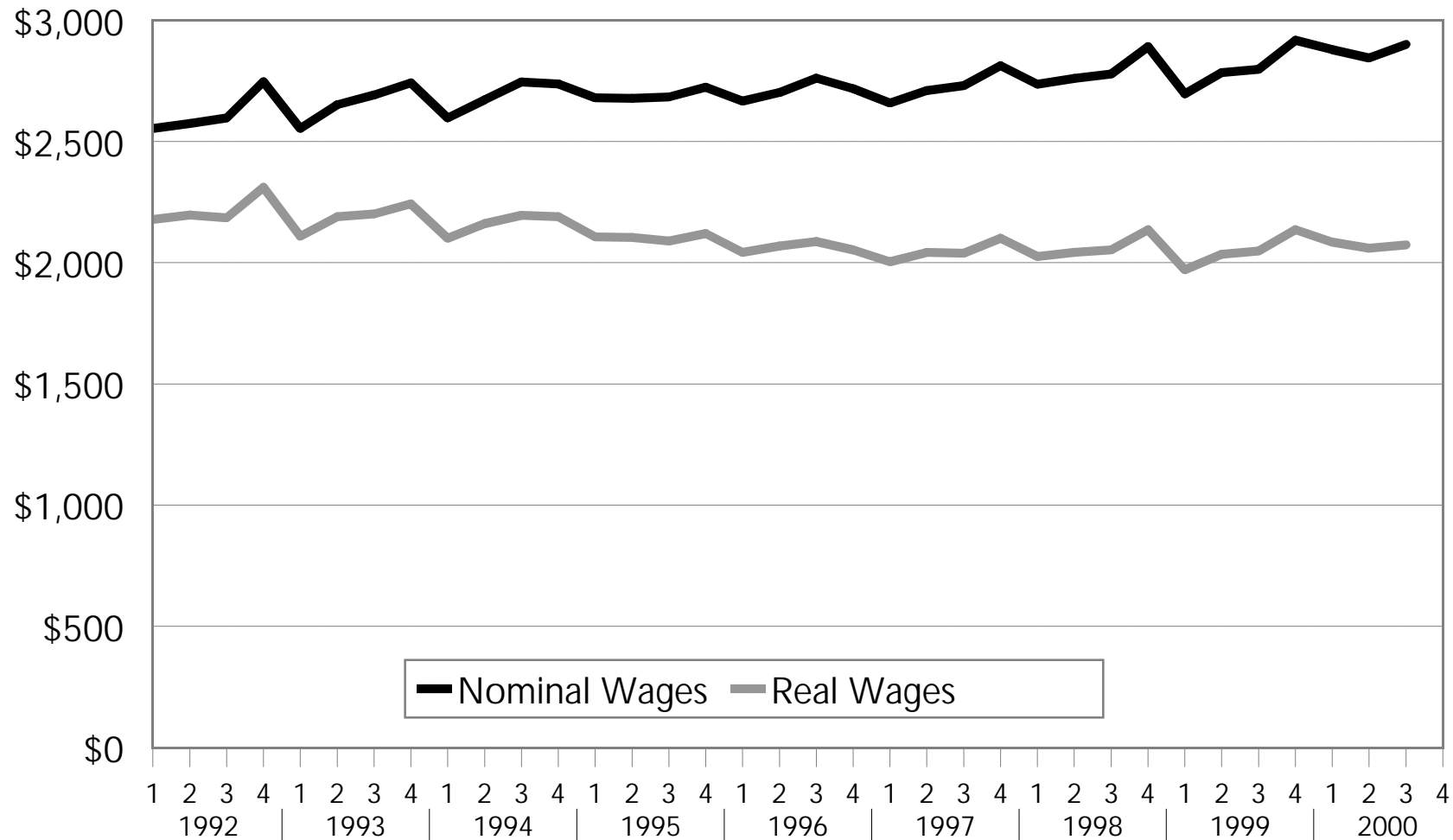
Note: The 1st Quarter 1999 is preliminary.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

# Average Monthly Wage

Statewide

1st Qtr 1992 - 4th Qtr 2000

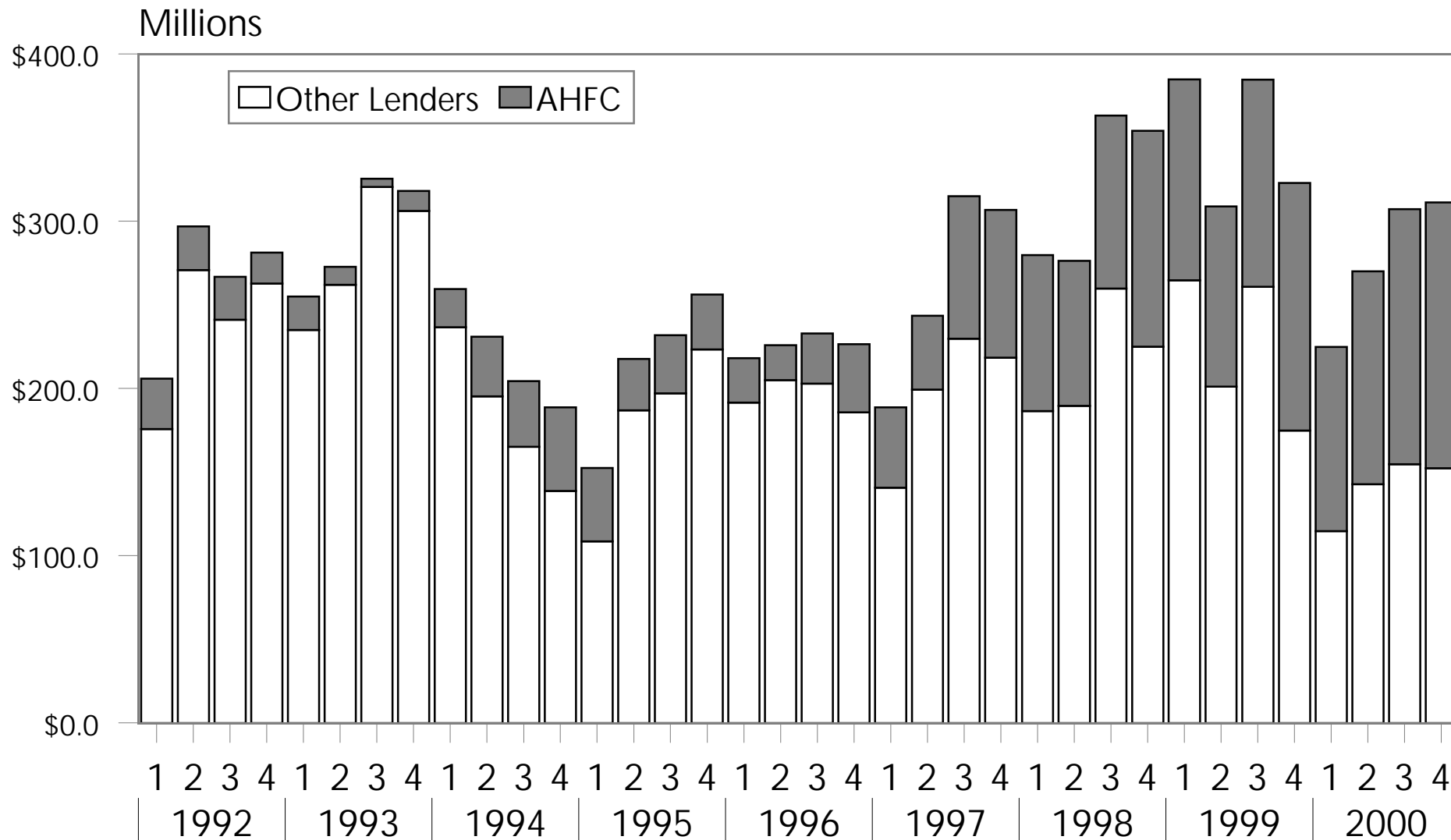


Note: Wages for 3rd Quarter 2000 are preliminary.  
Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section.

# Dollar Volume of Loans for Purchase

Single-Family Homes and Condominiums

1st Qtr 1992 - 4th Qtr 2000



Excludes refinanced loans.

Source: Alaska Housing Finance Corp.; Alaska Department of Labor and Workforce Development, Research and Analysis Section.